

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 14, 1978, commencing at 2:00 p.m., in the Council Chamber.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and  
Alderman Rankin (after recess)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Walter A. Lexvold, Pastor of Dunbar Lutheran Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Kitsilano Workshop students, from King Edward Campus, under the direction of their instructor, Ms. Betsy MacDonald.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later in the meeting.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy  
SECONDED by Ald. Ford

THAT the minutes of the Regular Council Meeting of February 7, 1978, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford  
SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

1. Tow-Aways from Commercial  
Parking Lots

The Council considered a report, dated February 2, 1978, from the City Manager, concerning tow-aways from commercial parking lots, in which the Director of Legal Services submitted certain recommended procedures and in which the Manager submitted the question of the amount of overtime parking permitted, for the consideration of Council.

Cont'd....

REPORT REFERENCE (Cont'd)

Tow-Aways from Commercial  
Parking Lots. (Cont'd)

The Director of Legal Services, in a report reference, gave further explanation of his report and the draft by-laws attached and suggested certain amendments.

Council received delegations from the following:

Mr. B. S. Lee, Solicitor, representing Cantow Developments  
Ltd., (Brief submitted)  
Mr. A. Olsen, President, Imperial Parking Ltd.  
(Brief submitted)

In discussing the issue there was general agreement by Council that the following be deleted or amended:

Delete - residential premises such as apartment buildings;

Delete - first sentence, section 5 of the proposed amendment to the License By-law concerning the filing of the name, address, etc, with the Inspector;

Amend - section 7 of the License By-law to provide for a receipt of a parking ticket and a requirement that machines in commercial parking lots have a time stamp:

MOVED by Ald. Puil

THAT the Director of Legal Services be instructed to bring forward the by-laws in final form for enactment, to show the aforementioned amendments and deletions, the by-laws to be effective from April 1, 1978.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

THAT the amount of overtime parking permitted before a tow-away ticket can be attached, be three hours.

- LOST

(Ald. Ford, Gerard, Harcourt, Kennedy, Marzari  
and Puil opposed)

MOVED by Ald. Kennedy

THAT the amount of overtime parking permitted before a tow-away ticket can be attached, be two hours.

- CARRIED

(Ald. Ford, Gerard, Harcourt and Puil opposed)

A similar motion by Alderman Ford, to permit overtime parking for one hour, was not put.

During consideration of the foregoing it was suggested and agreed that the Director of Permits and Licenses submit a report to the Transportation Committee on enforcement of by-law requirements concerning adequate lighting of downtown parking lots.

DELEGATIONS (Cont'd)1. City-owned Land in  
The Camosun Bog Area

City Council, on September 13, 1977, approved a recommendation contained in the Planning & Development Committee's report dated August 25, 1977, to market the ten lots on the south side of 21st Avenue, designated as Lots 9 to 18.

On October 25, 1977, Council agreed to a delegation request contained in a twenty-signature petition from residents in the area.

Mr. F. Nears, on behalf of the concerned property owners appeared before Council this day and detailed the reasons why the property in question should remain open park area.

MOVED by Ald. Harcourt

THAT the previous decision of Council of September 13, 1977, regarding the ten lots on the south side of 21st Avenue, be reaffirmed.

- CARRIED

(Ald. Bellamy and Gerard opposed)

University Endowment Lands

At this point in the proceedings, Alderman Brown referred to reports submitted recently by the University Endowment Lands Study Team and suggested that the Director of Planning submit a report on the City's current position on the University Endowment Lands, to the Planning and Development Committee. It was so agreed.

COMMUNICATIONS OR PETITIONS1. Attendance at Toronto Meeting  
of Roads and Transportation  
Association of Canada.

Council noted a letter dated January 27, 1978 from the Roads and Transportation Association of Canada, suggesting that a Member of Council attend the Association's next Project Committee's meeting, concerning the use of public transportation right-of-ways, to be held on 22nd February 1978 in Toronto.

MOVED by Ald. Bellamy

THAT, if the City Engineer considers it advisable he, or his representative, be authorized to attend the meeting in Toronto.

- CARRIED UNANIMOUSLY

2. Appointment of Revising Judge -  
Voters' List Court of Revision for 1978

Council noted the following letter, dated February 3, 1978 as submitted by the City Clerk:

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)Appointment of Revising Judge (Cont'd)

"Mr. R.S. Thorpe, Barrister, has been the Revising Judge of the Court of Revision for the Voters' List for the past several years and is prepared to serve again for the 1978 Voters' List at the rate of \$50.00 an hour, which is the same rate paid to Mr. Thorpe for his services in 1976. The Director of Legal Services confirms the rate as reasonable.

I would recommend that Mr. Thorpe be appointed Revising Judge for the 1978 Voters' List Court of Revision at the rate of \$50.00 an hour while performing these duties."

MOVED by Ald. Harcourt

THAT the foregoing recommendation of the City Clerk be approved.

- CARRIED UNANIMOUSLY

3. Refund of Unexpended  
portion of Grant  
- P.N.E. Summer Sport

Under date of January 30, 1978, Sport B.C. submitted a letter returning \$2,138.72 in respect of its P.N.E. Summer Sports Program 1977, being the unexpended portion of its grant.

MOVED by Ald. Harcourt

THAT the letter from Sport B.C. be received and a letter of thanks be sent to the organization.

- CARRIED UNANIMOUSLY

4. Request for Sub-lease -  
Ferguson Point Tea House

Under date of February 8, 1978, the Park Board submitted the following letter:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, February 6, 1978:

..."FERGUSON POINT TEA HOUSE - REQUEST FOR  
SUBLEASE

Mr. Ian Henley, City Legal Department, in a letter dated January 26, 1978, advised that Bull Housser and Tupper, Barristers and Solicitors, on behalf of the lessee of the Ferguson Point Tea House, B.D. Tea House Investments Ltd., is requesting a consent to sublease the premises to the Royal Bank of Canada to secure a debenture in the amount of \$60,000 for the purpose of financing improvements to the premises.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)Request for Sub-Lease  
Ferguson Point Tea House (Cont'd)

It was regularly moved and seconded

RESOLVED: That the Board consent to the requested sublease, subject to approval of City Council and the preparation of a form of consent satisfactory to the Director of Legal Services, to be executed by the Chairman and the Superintendent.

- Carried."...

MOVED by Ald. Gibson

THAT approval be given to the requested sub-lease, as outlined in the Park Board letter.

- CARRIED UNANIMOUSLY

5. Lease Agreement - Housing  
2nd Avenue & Wallace

Council had for consideration the following letter dated February 10, 1978 from Mr. T. Simpson, President of Penta Co-op. and the Director of Legal Services spoke to the request of the Penta Co-operative Housing Association.

"The Penta Co-operative Housing Association has a development permit and a building permit to construct 20 units of compact housing at 2nd Ave. and Wallace. Working drawings have been completed, a public tender has been called, and C.M.H.C. mortgage funds are available - contingent on a lease agreement with the city. Lease negotiations are on the verge of completion. However, Penta must finalize its construction contract before February 17 - or lose the contract price agreement with the contractor. The co-operative must sign a lease agreement with the city prior to signing the construction contract.

Please enable the co-operative to sign a lease agreement before February 17 - irrespective of the Court action challenging By-law no. 5011. "

MOVED by Ald. Gibson

THAT the Director of Finance be authorized to permit the Penta Co-operative Housing Association to enter upon the site at 2nd Avenue and Wallace Street upon conditions satisfactory to the Director of Legal Services.

- CARRIED

(Ald. Bellamy & Kennedy opposed)

The Council recessed at 3:45 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.30 p.m., the same Members present with the addition of Alderman Rankin.

COMMUNICATIONS OR PETITIONS (Cont'd)

6. G.V.R.D. Matters: LRT Studies

Under date of February 13, 1978, the Mayor and Alderman Kennedy submitted the following letter on the matter of G.V.R.D. Light Rapid Transit Studies:

■ Background:

- (1) On January 17th, 1978, Council unanimously approved the concept of an engineering design and economic analysis of an LRT link from Vancouver to New Westminster, plus a possible lower capacity link along the Arbutus corridor. Those links are an integral part of the GVRD transit proposals, but could be designed and financed without calling on the resources of the outlying municipalities.
- (2) One preliminary meeting of the Management Team for the above study took place on January 25th, 1978 but it was agreed that further meetings should await a commitment of Burnaby and New Westminster Councils to participate in the task, and also some indication of cooperation from the Province.
- (3) Meanwhile, on February 8th, 1978, the GVRD Transportation Committee was presented with memos from its Chairman and from staff (attached) proposing a similar study but with different terms of reference, financing and control.
- (4) It was agreed to defer action on the GVRD proposals for one week, to enable the various Councils to consider them. This memo, drawn up after discussion with the City Manager, City Engineer and Director of Finance is intended as background to Council's discussion of the proposals.

Discussion:

- (5) We agree that it would be foolish to conduct two independent studies. We recommend that all available expertise and resources be thrown into one effort combining the best features of both proposals.
- (6) The GVRD's proposal relies much more heavily on Provincial participation - including requesting the Province to fund \$150,000 of a \$300,000 study.  
The Province's cooperation is needed in a great variety of ways, and if they are prepared to participate to the extent suggested, this is advantageous.  
  
The Province's attitude should be ascertained as soon as possible and we suggest that the delegation from the region to meet with them include the Mayors of Vancouver, Burnaby and New Westminster.
- (7) The proposed GVRD study starts by looking at the needs of all corridors (including Surrey and the North East sector), confirming the optimum mode for each, and then determines the first priority links. The remaining study is limited to the first priority links. The Vancouver proposal assumes we already know what the highest priority is, and can start working on it.

We do not query the necessity of double-checking the appropriate mode for each corridor (LRT, express buses, monorail, etc.), but view the stages leading up to the "first priority" links as a waste of time and money: Is there really any doubt that the analysis will show the greatest need for the Vancouver-Burnaby-New Westminster link?

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)LRT Studies (Cont'd)

Even that one link is a considerable undertaking for a metropolis of the size of Greater Vancouver. The attached maps show this graphically:

Superimposed on maps of Greater Vancouver are the size of transit systems constructed in Edmonton, Toronto and Montreal. Given the population of our region, it seems quite unrealistic to consider as the first phase any more than the Vancouver-New Westminster link.

- (8) We suggest that Vancouver could support the terms of reference of the study proposed by the GVRD, as long as the time and effort spent on the earliest steps is minimal.
- (9) Both proposals envisage an analysis which is largely technical (engineering and economics) but will, of course, have planning implications.

Both propose that there be consultants, working with seconded staff.

- (10) Both proposals suggest that the work be supervised by a Technical Committee, consisting of Provincial Government and B.C. Hydro staff and Managers of affected municipalities.

Because the Vancouver proposal assumes we start with the Vancouver-Burnaby-New Westminster link and possibly a link to Richmond, the number of municipalities is three or four. The GVRD's proposal is for a much larger body (which then would have a working sub-committee). This is quite cumbersome, and we would strongly urge that the Technical Committee be kept small and limited to parties with intense involvement in the transportation system under analysis. Its Chairman should represent the party with the strongest involvement - Vancouver or the B. C. Hydro.

- (11) The Technical Staff Committee should report at intervals to the political bodies. The GVRD propose that this be done by setting up a political "Review Committee" consisting of 3 Provincial Ministers, B. C. Hydro, and 4 GVRD Directors.

We suggest that yet another political committee is unnecessary, and that the choice of the GVRD Directors on it is apt to be arbitrary.

Instead, periodic reports from the Technical Committee could go to the Board of the GVRD, to the Province, and to affected municipalities.

If, however, the Province in the meantime sets up either a Regional Transportation Commission or a Provincial Commission with regional additions when dealing with the Lower Mainland, then there would be merit in having the Technical Committee report to such a Commission.

- (12) We recognize that this study of links between inner municipalities deals with only a portion of the whole region's transportation problem; there may well be need for separate concurrent studies of other parts of the problem.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)LRT Studies (Cont'd)RECOMMENDATIONS:

We recommend the following response to the GVRD's proposal:

- (A) That Council welcomes the GVRD's support for an immediate start on an analysis of the first priority transit routes.
- (B) That Council appreciates the necessity of close cooperation with the Province and would favour the GVRD's proposal that the Province share one-half of the costs of the Study. However, if the Province prefers to cooperate in another arrangement, the proposal would be modified accordingly.
- (C) That the discussions with the Province concerning their participation include the Mayors of Vancouver, Burnaby and New Westminster.
- (D) That Council is convinced that a link from Vancouver to New Westminster has the highest priority, and would not want to see much time and effort spent to prove that fact, hence we suggest a time limit of two to three months to deal with objectives (1) and (2) of the GVRD.
- (E) That Council would make available City staff to work with the Consultants on such a study.
- (F) That Council recommend to the GVRD that the Technical Committee be kept small and be limited to the parties intimately involved in the first priority route.
- (G) That Council questions the value of setting up a special political "Review Committee".

MOVED by Ald. Kennedy

THAT the above recommendations be amended and then approved as follows:

- A. THAT Council welcomes the GVRD's support for an immediate start on an analysis of the first priority transit routes.
- B. THAT Council appreciates the necessity of close co-operation with the Province and would favour the GVRD's proposal that the Province share one-half of the costs of the Study. However, if the Province prefers to cooperate in another arrangement, the proposal would be modified accordingly.
- C. THAT the discussions with the Province concerning their participation be undertaken by the G.V.R.D. Transportation Committee.
- D. THAT Council suggest a time limit of two to three months to deal with objectives 1 and 2 of the G.V.R.D. which are:
  - 1. To determine what type of high capacity rapid transit is best for corridors between Surrey - Downtown Vancouver - Richmond and New Westminster - North East Sector.
  - 2. To decide upon the priority for high capacity rapid transit routes, based on ridership potential, cost and service standards.

Cont'd...



COMMUNICATIONS OR PETITIONS (Cont'd)LRT Studies (Cont'd)

- E. THAT Council would make available City staff to work with the Consultants on such a study.
- F. THAT Council recommend to the G.V.R.D. that the Technical Committee be kept small and be limited to the parties intimately involved in the first priority route.
- G. THAT Council questions the value of setting up a special political "Review Committee".

- CARRIED UNANIMOUSLY

Underlining denotes amendment

At this point in the proceedings, Council varied the agenda to deal with the following report:

E. Contract for Field Lighting at Capilano Stadium.

Council, at its meeting on January 24, 1978, when dealing with the contract for lighting Capilano Stadium resolved that:

- a. The normal tendering procedures be waived with respect to the project to relight the field at Capilano Stadium.
- b. Subject to the offer being within the approved budget, the City Manager be authorized to sign a contract with Ricketts-Sewell Electric Ltd., for the installation of the field lighting at Capilano Stadium.
- c. A Consulting Electrical Engineer be employed by the City as a project manager.
- d. In the event that it is required, the City Manager be authorized to give a letter of undertaking to the Contractor that the City will pay all costs incurred at this time, by the supplier for securing the necessary materials and components for the poles and lighting fixtures to be used on the project in the event that the contract cannot be entered into for any reason.

Before Council this day was a report, dated February 8, 1978 in which the City Manager reported further on this matter. The City Manager requested and received permission to amend recommendation(ii) of the three recommendations contained in his report of February 8, 1978, which ~~are~~ amended are:

- (i) Sections (a), (b) and (c) of the motion dealing with letting a contract for lighting Capilano Stadium which was passed on January 24, 1978, be rescinded.
- (ii) A contract satisfactory to the Director of Legal Services be entered into with the ball club to be incorporated by Harry Ornest to install new field lighting to the City's requirements at cost, of which the City's share will not exceed \$350,000 including the City's expenses, and to include any cancellation charges arising from recommendation (i) as a charge to the ball club.
- (iii) That City approval be given to use of the word 'Vancouver' in the name of the proposed company to be called the Vancouver Baseball Club Limited or a substantially similar name.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Field Lighting at  
Capilano Stadium (Cont'd)

Council heard representations from Mr. Hector MacDonald, representing the baseball club, who explained the reasons for the changes in procedure with respect to the contract for field lighting at Capilano Stadium. Mr. Sewell - Ricketts-Sewell Electrical Ltd., advised Council that he did not feel that his Company could complete the contract within the projected time frame.

MOVED by Ald. Puil

THAT the above recommendations of the City Manager be amended and then approved as follows: (a separate vote was requested on each of these recommendations)

- (i) Sections (a), (b) and (c) of the motion dealing with letting a contract for lighting Capilano Stadium which was passed on January 24, 1978, be rescinded

(Mayor Volrich opposed)

- CARRIED BY THE  
REQUIRED MAJORITY

- (ii) A contract satisfactory to the Director of Legal Services be entered into with the ball club to be incorporated by Harry Ornest to install new field lighting to the City's requirements at cost, of which the City's share will not exceed \$350,000 including the City's expenses, and to include any cancellation charges arising from recommendation (i) as a charge to the ball club.  
FURTHER THAT the City make no progress payments to the baseball club until the contract for field lighting at Capilano Stadium has been completed to the satisfaction of the City Engineer, at which time the City will pay the ball club an amount not exceeding \$350,000 for this work.

(Alderman Kennedy opposed)

- CARRIED

- (iii) City approval be given to use of the word 'Vancouver' in the name of the proposed company to be called the Vancouver Baseball Club Limited or a substantially similar name.

- CARRIED UNANIMOUSLY

A. CITY MANAGER'S  
GENERAL REPORT  
FEBRUARY 10, 1978

Works & Utility Matters  
(February 10, 1978)

Sewer & Drainage Right-of-Way.  
Southeast Corner of 54th Avenue  
and Victoria Drive  
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in clause 1, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Building & Planning Matters  
(February 10, 1978)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Energy Conservation Demonstration Project.
- Cl. 2. Kiwassa Rezoning: Disposition of Vacant Sites and Other Specified Properties.
- Cl. 3. Champlain Heights - Enclave 16.

Energy Conservation Demonstration  
Project (Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in clause 1, of this report, be approved.

- CARRIED

(Alderman Puil opposed)

Clauses 2 and 3.

MOVED by Ald. Kennedy

THAT clause 2 be recieved for information and the recommendation of the City Manager, as contained in clause 3, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(February 10, 1978)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Live-aboard Boat License Fee.
- Cl. 2. New Museum and Planetarium Association - City of Vancouver Agreement

Clauses 1 and 2

MOVED by Ald. Marzari

THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(February 10, 1978)Ray-Cam Co-operative Association -  
Coverage Under Municipal Superannuation Act  
(Clause 1)

MOVED by Ald. Gibson

THAT this report be referred to the Finance and Administration Committee for consideration, and the City Manager report to the Committee on the relationship between the Association and the City of Vancouver.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Property Matters  
(February 10, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Building for Sale for Removal - 2601 Point Grey Road.
- Cl. 2. Request by Purchaser to Defer Payments on Four Lots sold by the City - North Side Southeast Marine Drive between Poplar and St. George Street.

Building for Sale for Removal  
- 2601 Point Grey Road  
(Clause 1)

MOVED by Ald. Kennedy

THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

Request by Purchaser to Defer  
Payments on Four Lots sold  
by the City  
(Clause 2)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Puil and the Mayor opposed)

B. 1978 Supplementary Capital Budget

Before Council for information was a Manager's report dated February 6, 1978, in which the Director of Finance submitted a preliminary report on the 1978 Supplementary Capital Budget to assist Council in reaching a decision on a report dated February 3, 1978 from the City Engineer on Local Improvements by "Petition", also submitted to Council this day. In his report the City Engineer advised that to undertake the projects listed in the schedule attached to this report, it would be necessary to approve a sum of \$1,859,000 for the shortfall on this present group of projects. In the report the City Manager submitted for consideration the matter of Council allocating from Supplementary Capital funds the required sum of \$1,859,000.

MOVED by Ald. Harcourt

THAT the above reports of the City Manager both dated February 3, 1978 be referred to the Standing Committee on Finance and Administration for consideration in the overall context of the City's 1978 Supplementary Capital Budget.

- LOST

(Ald. Bellamy, Brown, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil

THAT Council approve the allocation of \$859,000 from the 1978 Supplementary Capital Budget and the sum of \$1,000,000 to be appropriated from the 1979-80 and 81 Five-year Capital funds, to cover the shortfall on the present group of local improvement projects by "Petition" in the schedule attached to the City Engineer's report dated February 3, 1978.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)1978 Supplementary Capital Budget (Cont'd)

MOVED by Ald. Gerard

THAT

- (a) The reports of the City Engineer and Director of Finance regarding local improvement projects be adopted together with the details of the Second Step report on file in the City Clerk's office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvements be declared assessable.
- (c) The following street be designated a School Collector Street for the purpose of Part I of the Local Improvement Procedure By-law:  
                     7th Avenue, Scotia Street to Brunswick Street
- (d) The projects listed in the attached schedule dated January 27, 1978 be brought before a Court of Revision to be held at 7:30 p.m., Thursday, March 30, 1978.

- CARRIED

(Ald. Harcourt opposed)

The City Engineer was requested to submit a report to the Standing Committee on Finance and Administration on present policies with respect to Local Improvements by "Petition" This report to include means by which local improvement projects by "Petition" could be cut-back in future years.

C. Federation of Canadian Municipalities  
Operational Research Program

Under date of February 9, 1978, the City Manager submitted a report on the Operational Research Program, sponsored by the Federation of Canadian Municipalities, for the consideration of Council.

MOVED by Ald. Harcourt

THAT the following projects only be approved, at a cost to the City of \$9,020:

- 1. Maintenance Costs of New Materials for Street Construction.
- 2. Interactive Computer Analysis of Traffic Information.
- 3. Stochastic Equipment Replacement Modelling.

- CARRIED UNANIMOUSLY

D. Establishing Floor Space Ratio  
Calculation Base Line on Residential  
Waterfront Properties.

On January 10, 1978 Council, having considered a letter dated December 20, 1977, from the Park Board on Point Grey Road Building Lots, resolved:

'THAT the Director of Planning be instructed to draft an amendment to the Zoning and Development By-law to establish base lines on waterfront lots in residential areas, for the purpose of setting a floor space ratio.'

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Establishing Floor Space Ratio  
on Residential Waterfront Properties (Cont'd)

In the City Manager's report dated February 7, 1978, the Director of Planning reported on establishing floor space ratio calculation base line on residential waterfront properties.

During consideration of this item, the City Manager requested and received permission to withdraw his recommendation - 'That the recommendation of the Director of Planning in this report be approved'.

MOVED by Ald. Puil

- A. THAT the Director of Planning be instructed to amend Zoning and Development by-law No. 3575 to establish a 'base line' to be used in the calculations of site area in calculating the floor space ratio on waterfront lots in residential areas; such line to approximate the survey lines set out in either Plan 229 or the Fountain survey whichever is the maximum, on the understanding that neither of the approved lines exceeds 120 ft. from the southerly boundary of the lots in question.
- B. THAT this application be referred direct to a Public Hearing.
- C. THAT Development Permit Applications Nos. 79831 and 79834 being 3257 and 3541 Point Grey Road respectively, be withheld for thirty days from the date of application and for a further period of sixty days from expiration of the said thirty days withholding period, pending the Public Hearing and disposition of the by-law amendment application.

- CARRIED

(Ald. Brown and Kennedy opposed)

STANDING COMMITTEES & OTHER REPORTS

- I. Report of Standing Committee on Planning and Development.  
(February 2, 1978)

Annual Review 1977/78 -  
Vancouver City Planning Department  
(Clause 1)

MOVED by Ald. Harcourt

THAT consideration of this report be deferred for one week and the Director of Planning be requested to appear before Council to discuss his Department's 1978 work programme priorities.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

II. Report of Standing Committee on  
Planning and Development.  
(February 2, 1978)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Request for Demolition - Englesea Lodge -  
2046 Beach Avenue.
- Cl. 2. List of Outstanding Matters.
- Cl. 3. Progress Report - Central Waterfront - Official  
Development Plan
- Cl. 4. Application of R.R.A.P. to City-owned Properties  
in Riley Park.

Request for Demolition - Englesea  
Lodge - 2046 Beach Avenue.  
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in  
clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

During discussion of this clause, Council noted a letter  
from Park Commissioner Russ Fraser, putting forward arguments  
why the City should retain Englesea Lodge until the end of 1979  
which is just under two years.

List of Outstanding Matters  
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in  
clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Progress Report - Central Waterfront  
Official Development Plan  
(Clause 3)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee be amended and then  
approved as follows:

'THAT the report of the City Manager dated January 26, 1978  
be received and the Director of Planning be instructed to  
obtain more details on the G.V.R.D. Sub Committee's decision  
and give a report reference to Council on this matter.'

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

Application of R.R.A.P. to City-owned  
Properties in Riley Park  
(Clause 4)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in  
clause 4 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

III. Report of Standing Committee on  
Finance and Administration  
(February 2, 1978)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. Newsletter Insert for 1978 Tax Bill
- Cl. 2. Federal Employment Program - Young Canada Works (1978)
- Cl. 3. Greater Vancouver Artists Gallery Society Budget
- Cl. 4. Point Grey Road Property Taxes.

Clauses 1, 2 and 4.

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in clauses 1, 2, and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

Greater Vancouver Artists Gallery  
Society Budget (Clause 3)

MOVED by Ald. Puil

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on  
Planning and Development  
(February 9, 1978)

Developing a Conserver Society Programme  
for the City of Vancouver.  
(Clause 1)

MOVED by Ald. Harcourt

THAT

- 1) A twelve-month Energy Conservation Program be established.
- 2) The program be co-ordinated by a temporary position of an Energy Conservation Officer, classification to be subject to review and report by the Director of Personnel Services, reporting to the Assistant Director, Construction and Maintenance Division in the Permits and Licenses Department.
- 3) Funds for the program in the amount of \$48,000 be provided from the 1978 budget in advance of budget approval.
- 4) Council formally review the program at the end of the twelve-month period.

- CARRIED

(Aldermen Gerard and Puil opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY



BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Kingsway & Nanaimo St.)

MOVED by Ald. Brown

SECONDED by Ald. Ford

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Brown

SECONDED by Ald. Ford

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Lands for Lane Purposes  
Portions of Lots 1 to 6 and  
13 to 18, Block 6, D.L. 637.

MOVED by Ald. Ford

SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. All those portions of Lots 1 to 6 and 13 to 18, Block 6, District Lot 637, Plan 1719 described as follows:

- (a) Commencing at the southwesterly corner of said Lot 1, thence East, 33 feet more or less, following in the southerly limit of said Lot 1 to the southeasterly corner of said Lot 1;

Thence N0° 06' W, 10 feet, following in the easterly limit of said Lot 1;

Thence West, 23 feet, following in a line drawn parallel to the southerly limit of said Lot 1;

Thence N44° 57' W, 14.15 feet more or less to intersection with the westerly limit of said Lot 1 at a point 20 feet northerly from the southwesterly corner of said Lot 1;

Thence S0° 06' E, 20 feet following in the westerly limit of said Lot 1 to the point of commencement.

- (b) The South 10 feet of each of Lots 2 to 6, said Block 6 and of Lot 5 of Blocks 7 and 8.

- (c) The North 10 feet of each of Lots 13 to 18, said Block 6 and of Lot 5 of Blocks 7 and 8.

The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S. dated September 29, 1977, a print of which is hereunto annexed.

Cont'd....

Regular Council, February 14, 1978. . . . . 18

MOTIONS (Cont'd)

Allocation of Lands for Lane Purposes  
Portions of Lots 1 to 6  
and 13 to 18, Block 6, D.L. 637 (Cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERS

Honour - Order of Canada  
Mr. Ben Wosk

MOVED by Ald. Gibson

THAT whereas one of City Hall's neighbours has been made a Member of the Order of Canada, Council send a message of congratulation to Mr. Ben Wosk, prior to the investiture on April 19, 1978.

- CARRIED UNANIMOUSLY

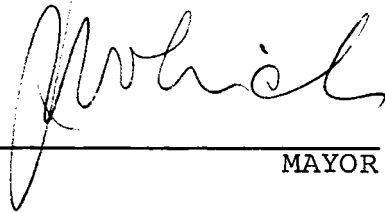
"In Camera" Minutes

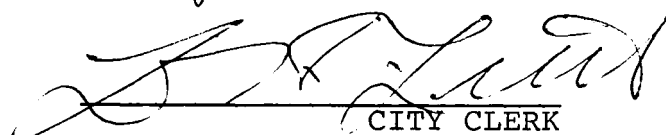
Alderman Rankin

referred to a recent disclosure to the newspapers of a Council vote on an 'In Camera' item. The Alderman suggested that Council exercise restraint in revealing items of this nature to the press.

The Council adjourned at 7.00 p.m.

The foregoing are Minutes of the Regular Council Meeting of February 14, 1978, adopted on February 21, 1978.

  
MAYOR

  
CITY CLERK

DATE February 2, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: TOW-AWAYS FROM COMMERCIAL PARKING LOTS

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Legal Services reports as follows:

"On November 22, 1977, Council passed the following resolution with respect to a report of the Transportation Committee on tow-aways:

'THAT a ban on tow-aways from commercial parking lots except in cases where a hazard is created be approved, and the Director of Legal Services report back on ways and means of implementing this measure.'

Since that date, I have had several discussions with the Engineers on how to implement Council's desires to effectively eliminate tow-aways from commercial parking lots except in very obvious deserving cases. As a result of these discussions I attach to this report two draft by-laws indicating the amendments I would recommend to achieve Council's purposes. The procedure recommended is as follows:

- (1) A commercial parking lot is defined and is in essence a parking lot operated as a business and a parking lot operated in conjunction with a business and parking provided to tenants of a building (e.g. apartment houses).
- (2) The intent of the by-laws is to prohibit tow-aways entirely except in certain definite cases. In short, no vehicle may be towed away from a commercial parking lot unless the owner, operator, or occupier of the parking lot, or his duly authorized agent, places a tow-away ticket on the vehicle. If the vehicle is parked on the lot without any contractual payment therefor (e.g. no ticket), or if it constitutes a hazard, or if it is obstructing the use of the parking lot, a tow-away ticket may be placed on the vehicle by the appropriate person and the vehicle may be towed away immediately. Where a ticket has been purchased and is properly displayed, no tow-away ticket may be placed on the vehicle until three hours have passed from the time the ticket expired. In other words, a person parking a vehicle will have the time purchased plus three hours before his vehicle can be removed. In the case of a person parking on a metered lot after 6 p.m. (i.e. evening parkers), the ticket will not be considered to have become expired until 3 a.m. of the following day. This, plus the three-hour delay, will mean it cannot be removed until 6 a.m. Council may wish to vary or reduce this, which would be an easy amendment. The thought behind this suggestion is to have the same effect as setting a flat rate for evening parking.
- (3) The by-laws do not apply to private property (e.g. a parking area reserved for a company's own employees), but do apply to contract parking lots (e.g. monthly parking).

If Council approves of these ways and means of achieving its goal, I RECOMMEND that I be instructed to bring forward the by-laws in final form for enactment. However, an effective date will have to be fixed because it will take time for the industry to set up the notice procedures such as printing notices, etc., and it may be that many of the ticket machines will have to be altered in order to provide duplicate tickets."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be adopted, but submits for CONSIDERATION of Council the question of the amount of overtime parking permitted before a tow-away ticket can be attached. The choice before Council is between:

- a) 3 Hours, as recommended above, (this can result in more overtime than the original time bought)
- b) 2 Hours
- c) 1 Hour

FOR COUNCIL ACTION SEE PAGE(S) 221

MANAGER'S REPORT, FEBRUARY 10, 1978 . . . . . (WORKS: A1 -1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Sewer and Drainage Right-of-Way over Amended Lot 1 (Explanatory Plan 7875), Block 58, District Lot 727 (Fraserview), Plan 8446, Southeast Corner of 54th Avenue and Victoria Drive

The City Engineer reports as follows:

"Amended Lot 1 (Explanatory Plan 7875), Block 58, District Lot 727 (Fraserview), Plan 8446, was sold by the City without the reservation of a sewer and drainage right-of-way to contain an existing sewer running across the southerly portion of the lot.

The owner of Amended Lot 1 has agreed to grant the City a sewer and drainage right-of-way subject to the conditions outlined below.

Therefore, Be It Resolved That the Director of Legal Services on behalf of the City be authorized to enter into a sewer and drainage easement over the north 4 feet of the south 12 feet of Amended Lot 1 (Explanatory Plan 7875), Block 58, District Lot 727 (Fraserview), Plan 8446, as shown hatched on plan marginally numbered LF 8521, a copy of which is attached hereto, subject to the following conditions:

- (a) City to waive sewer connection fee of approximately \$1 700 which would normally be payable in respect of the proposed development.
- (b) City to prepare the right-of-way agreement and to pay cost of registration. The agreement to be drawn to the satisfaction of the owner's solicitor and to the satisfaction of the Director of Legal Services.
- (c) No buildings to be erected over the right-of-way. This restriction does not prevent the right-of-way area being improved by landscaping, blacktop, concrete or gravel surfacing, curbs, fencing or a garbage container.
- (d) The City to have the right to enter the right-of-way area at any time to alter, enlarge, remove, repair, renew, maintain, inspect and replace the sewers.
- (e) In the event that the City enters the right-of-way area for the purposes outlined in Paragraph 4, the City shall restore the disturbed area to a condition similar to the condition that existed prior to the work being done.
- (f) The City to hold the owner harmless against any claims, etc., that may result from its re-entry.
- (g) The issuance by the City of a permit allowing a development not substantially different from the development shown on Plan 7743, dated January 10, 1978, prepared by Edward Dodson and Associates.
- (h) The owner to have the right to relocate the sewer at their own expense at any time. If the sewer is relocated, the relocation to be to the satisfaction of the City Engineer. The City to then release the right-of-way charge.
- (i) The right-of-way agreement is to be registered as a first charge against the title."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

BUILDING & PLANNING MATTERSRECOMMENDATION:1. Energy Conservation Demonstration Project

The Champlain Heights Project Manager reports as follows:

" Council on November 29, 1977 passed the following motion:

' THAT the National Research Council or other agencies be asked to collaborate with the City of Vancouver to ensure that at least one housing development be designed as a demonstration project and equipped with solar space and water heating in an effort to determine the extent to which this form of heating can contribute to the solving of the growing energy crisis;

THAT the City's officials be asked to study the technical, taxation, legal and financial factors arising from this proposal with a view to reporting at a later date on its feasibility;

THAT a federal grant be requested to pay for the innovative features and special studies required to create a successful demonstration project in Vancouver.'

The following report summarizes progress to date and suggests a strategy for approaching this problem.

The Project Manager has initiated discussions with individuals in the Vancouver area who are involved with energy conservation programs. In addition, discussions have been held with staff in a number of civic departments. Substantial progress has been made. Arising from these discussions, a set of goals and objectives has been established, a possible site has been identified and an implementation procedure has been developed.

GOALS:

- (1) To develop a residential energy conservation demonstration project in Vancouver.
- (2) To involve civic staff in the process to create a sensitivity toward this subject in terms of engineering, planning and financing.
- (3) To involve the community in order to create an awareness and appreciation for energy conservation.
- (4) To involve other levels of government in the project.

OBJECTIVES:

- (1) To develop a working team to gather, review and assemble technological and financial data on energy conservation.
- (2) To seek financial support from other levels of government.
- (3) To develop a project which has practical applications of conservation technology which will be marketable and can be repeated.
- (4) To seek private sector involvement through the development and marketing of the project.

Clause 1 Cont'dSITE:

A potential site has been identified in Champlain Heights which is well suited for an energy demonstration project. The site (Enclave 2) is 11.03 acres and could accommodate up to 94 units of multi-family housing. It is felt that the site is large enough to permit the necessary siting flexibility required in an energy conservation project.

It is probable that not all housing would involve the full three levels of energy conservation:

- level 1: conservation in building (siting, insulation, materials, etc.)
- level 2: passive solar (location of windows, material treatments, etc.)
- level 3: high technology; solar panels, district heating, collecting tanks, etc.

The specific breakdown of numbers and conservation features would be determined as project planning progressed.

IMPLEMENTATION PROCEDURE:

A 'working team' would be established to coordinate the development of the project. Members of the team would include representatives from various City departments as well as others with particular expertise in this field. The research will look at relative advantages and disadvantages of various conservation techniques and apply these to a specific residential development. These conservation techniques will range from site planning and unit layout to building technology and specific conservation features such as solar collectors and district heating. The results of this research will form a 'primer' on energy conservation as it relates to new residential development. The working team will also contact other interested bodies (National Research Council, B.C. Energy Commission, Office of Energy Conservation and C.M.H.C.) to determine potential funding sources for subsidies that will be required to develop this housing. Subsequent stages would involve preparation of a preliminary program and feasibility study for submission to Council.

Implementation of the project would be through the private sector. Following approval of a preliminary feasibility program, a proposal call would be held and a builder/developer would be selected. At that time, details of subsidy requirements, cost sharing and funding sources would be formalized and submitted for Council approval. Subsequently, the working team and the builder/developer would work together through the construction phase.

Although a great number of financial and technical questions are yet to be answered the following areas have been identified as requiring funding.

- (1) Research Funds: During the research phase, an amount of \$30,000 will be required to offset the costs which will be incurred to collect the necessary information, prepare the necessary background material and for professional fees associated with the production of a formal proposal. It is recommended that \$10,000 of this amount be provided by the City from the Champlain Heights budget. It is recommended that an application be made to the F.C.M. Municipal Research Support Program for the additional \$20,000 which will be required for this stage although other sources would be pursued if this application were not approved.

Cont'd . . .

Clause 1 Cont'd

- (2) Project Subsidy Requirements: An amount yet to be determined will be required to offset the demonstration aspects of the project. As was outlined earlier, private industry would be looked at as the builder/developer, however, it should be recognized that the extra costs incurred in building a demonstration project will not be fully recovered from the market. Subsidy funds will be required to offset the differential between the costs of conventional construction and the costs of the conservation aspects. The amount of the subsidy requirements are unknown as are possible funding sources. During the initial research phase, such agencies as the B.C. Energy Commission, Office of Energy Conservation/Ottawa and C.M.H.C. will be approached to discuss potential contributions. Subsidy requirements and funding sources will be the subject of a subsequent report to Council.

DRAFT TIMETABLE

February 14:	draft report to Council requesting approval of proposal.
February 15:	submit FCM application.
February-April:	organize working team, prepare background documentation, formulate proposal, secure start-up funds, resolve project financing,
May-September:	proposal call, select builder, design project, prepare ground leases, process development permits, etc.
September:	start construction, monitor development and marketing.

RECOMMENDATION:

- A. It is recommended that the approach outlined in this report be approved in principle and that the Project Manager be authorized to proceed with the initial phases of the implementation procedure.
- B. That Council approve an amount not to exceed \$10,000 to offset initial project costs to be considered and appropriated as a Champlain Heights front-end development cost in the Champlain Heights budget.
- C. That the Project Manager continue to coordinate the project and report back to Council as appropriate. "

The City Manager RECOMMENDS that the foregoing recommendations of the Champlain Heights Project Manager be approved.

Manager's Report, February 10, 1978 . . . . . (BUILDING: A-4 - 4)

INFORMATION:

2. Kiawassa Rezoning: Disposition of Vacant Sites and Other Specified Properties

The Director of Planning reports as follows:

"BACKGROUND/PURPOSE OF REPORT

On December 6, 1977 Council approved the following recommendations of the Director of Planning:

'THAT the Director of Planning be instructed to apply to rezone the Kiawassa area properties (outlined in Appendix II of the City Manager's report dated November 10, 1977) to RT-3 District Schedule, and that the application be referred to a public hearing.'

'FURTHER THAT the Director of Planning arrange a public information meeting prior to the public hearing to discuss this proposed rezoning.'

In speaking to these recommendations at the December 6 Council meeting, the Planning Department representative responded to a number of questions regarding the appropriate disposition of the vacant land, the few sites currently used for commercial purposes, and the industrially-used lands excluded from the proposed rezoning. Although Council did not pass a specific motion on this issue, the Planning Department agreed to provide more information prior to the Public Hearing. The purpose of this report is to advise Council of the results of the public information meeting and to provide information on the vacant lands and sites used for commercial and industrial uses.

PUBLIC INFORMATION MEETING

The public information meeting to discuss the proposed RT-3 zoning in the Kiawassa area was held on December 13, 1977, at the Seymour School. City Planning staff presented the proposal to rezone most of the Kiawassa area from M-1 (Light Industrial) to RT-3 (duplex and semi-detached) to stabilize the residential land uses and meet the eligibility requirements for the Neighbourhood Improvement Program. Staff also pointed out that the industrially-used properties in the area would be excluded from the rezoning proposal. City Engineering staff were present to note some of the traffic implications of the proposed rezoning, specifically the impact on the residential environment as truck traffic on Clark Drive increases.

About 35 persons from the neighbourhood were present, mostly residential property owners with some industrial property owners. There was considerable support shown for upgrading the area through the N.I.P. program and for having the area qualify for R.R.A.P. funds for home improvements. The proposed rezoning was supported as the prerequisite to receiving these funds. There was the general feeling expressed that the N.I.P. program and proposed rezoning were long-overdue measures to recognize and reinforce the residential environment of this area. Concerning the industrial properties, those who identified themselves as industrial property owners stated that, generally, as long as their properties were excluded from the proposed rezoning and could remain M-1, they would not be opposed to the rezoning. One person stated that he wished to expand his industrial use.

VACANT SITES

There are 8 vacant sites within the area proposed to be rezoned. These sites are all single isolated lots (25 ft. or less frontage). They have been included in the area to be rezoned because the Director of Planning, in consultation with Kiawassa residents, believes that this would further stabilize the area; if the land is developed, it would be for residential rather than industrial use, and this would significantly improve the residential environment; and the objectives of the Neighbourhood Improvement Program would be better achieved.

Cont'd . . .



Manager's Report, February 10, 1978 . . . . . (BUILDING: A-4 - 5)

Clause 2 Cont'd

Further, the Director of Planning believes that since the City owns 5 of the 8 vacant sites, the inclusion of these properties in the rezoning proposal would further demonstrate the City's intent to upgrade this neighbourhood. Finally, it should be noted that in those existing situations where industrial development has occurred in mid-block, the developments have disrupted the residential continuity, blocked off light and air to adjacent residential buildings, and increased truck and car traffic in the area generally.

Each vacant site is numbered (1 through 8) on the map in Appendix I, and is listed below with a statement on its status.

<u>No.</u>	<u>Legal Description</u>	<u>Status</u>
1.	Lot 10, Blk. 64, D.L. 182	Held by a holding company which is in process of purchasing sites to the north (fronting onto Hastings) for industrial development. Industrial property to the west is leased, and the owners have stated they do not wish to purchase this vacant site.
2.	Lot 24, Blk. 14, D.L. 182	City-owned, in center of block which is 100% residential.
3.	Lot 5, Blk. 79, D.L. 181	City-owned, in center of block which is 100% residential.
4.	Lot 14, Blk. 15, D.L. 182	Owned by adjacent (to the west) residential owner. Although adjacent industrial owner to the east wants to buy this site, the owner does not wish to sell for industrial use.
5.	Lot 7, Blk. 80, D.L. 181	City-owned, in center of block which is 100% residential.
6.	Lot 10, Blk. 80, D.L. 181	Located in block which is 100% residential, across street from Seymour School. Lot has only 19 ft. frontage.
7.	Lot 8, Blk. 95, D.L. 181	City-owned. Adjacent to city-owned lot with small storage building. Kiwassa NIP Committee prefer both lots to be developed for residential uses.
8.	Lot 10, Blk. 21, D.L. 182	City-owned, located within residential portion of block which has mixed use.

COMMERCIALY-USED PROPERTIES

Two properties in the Kiwassa area proposed for rezoning to RT-3 are partially used for commercial purposes. Discussions with owners have resulted in no clear indication of their views on the proposed rezoning. These properties are listed as Nos. 9 and 10 on the map in Appendix I and their status is provided below.

<u>No.</u>	<u>Legal Description</u>	<u>Status</u>
9.	N. 1/2 of Lot 1, Blk. 19, D.L. 182	The building on this lot is partially used for residential purposes and partially as a "corner grocery store".
10.	Lot 17, Blk. 14, D.L. 182	The building on this lot is an apartment building which has a grocery store on a portion of the main floor.

INDUSTRIALLY-USED PROPERTIES

There are 17 owners (individuals or firms) of industrially-used properties within the boundary of the area proposed for rezoning to RT-3. Although the industrially-used properties have been excluded

Cont'd . . .

Manager's Report, February 10, 1978 . . . . . (BUILDING: A-4 - 6)

Clause 2 Cont'd

from the proposed rezoning, and are intended to remain M-1 (Industrial), staff attempted to contact these owners to solicit their views on this issue. Fifteen out of the 17 owners were contacted. About one-half of them objected to the rezoning proposal and expressed the desire to expand their industries, although only one owner (N.W. corner of Glen and Union Street) actually owned an adjacent property. About one-fourth objected on principle to the rezoning because they did not believe a mixed-use area was desirable. The remaining one-fourth had no objections, provided their properties were excluded. (The industrially-used properties are indicated on the map in Appendix II.)"

The City Manager submits the foregoing report for the INFORMATION of City Council. At the Public Hearing Council can consider whether or not to exempt any of the vacant lots from the proposed rezoning, particularly lots 1, 4 and 7 which are adjacent to industrial uses.

RECOMMENDATION:

3. Champlain Heights - Enclave 16

The Champlain Heights Project Manager reports as follows:

"January 10th 1978 the Project Manager reported that although good progress was being made on processing a development permit and preparation of a lease for the above noted project, an extension was required to permit processing of the subdivision.

The development permit is complete and was issued January 25th, 1978.

Unfortunately some complications arose in processing the subdivision. Difficulties with servicing plans and easement agreements have caused delays. These have now been resolved but we will not be in a position to execute the lease February 17th 1978. As a result a thirty day extension is requested to March 20th 1978.

Community Builders are in agreement with this request.

The Project Manager recommends that Council approve a thirty day extension (March 20th 1978) for completion of the lease arrangements."

The City Manager RECOMMENDS the foregoing recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 231

MANAGER'S REPORT, FEBRUARY 10, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. Live-a-board Boat License Fee

The Director of Permits and Licenses reports as follows:

"Under the provisions of Section 17AA of the License By-law, Marina Operators are required to pay a license fee based on the number and length of live-a-boards in the marina. The Marina Operator then collects the fee from the occupants of the live-a-board boats. The annual fees are as follows:

<u>Length of live-a-board</u>		<u>Fee</u>
21' or less	-	\$199.00
22' to 30'	-	\$232.00
31' to 39'	-	\$282.00
40' up	-	\$348.00

The fee is payable in January and there is no provision for a refund if the live-a-board moves from the marina after a 60 day period. As a result, if a live-a-board moves after 60 days, from one marina to another after the fee is paid, an additional fee at the second marina is payable. This double fee is not considered to be fair and the By-law should be amended to correct this situation.

I recommend that Section 17AA of the License By-law be amended so that a Marina Operator does not have to pay a license fee on a live-a-board boat when the current license fee for that particular boat has already been paid at another marina in Vancouver."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. New Museum and Planetarium Association -  
City of Vancouver Agreement

The Director of Finance reports as follows:

"On January 17, 1978, City Council approved the recommendations of the Standing Committee on Finance and Administration contained in the Committee report of January 5, 1978, dealing with the negotiations between the City and the Museums and Planetarium Association regarding a new contract for the operations of the complex.

Recommendation A of the Committee was

That City Council approve a grant at the same level of funding in 1978 as approved for the Vancouver Museums and Planetarium Association in 1977, being \$861,175, revision of the amount only to include wage increases for 1978.

The implication of this particular recommendation is of course that the contract be for only one year and the amount only be revised for the one year. It is not my understanding that this is what was intended by Council and I did not catch this prior to Council dealing with the Committee Minutes. It is my understanding that the contract was to be renewed for a further five years on the same basis as the old contract, namely that the grant would be increased each year by the wage and salary increase awarded to City employees under the V.M.R.E.U. contract. None of the other recommendations deal with this matter.

cont'd.....

MANAGER'S REPORT, FEBRUARY 10, 1978 . . . . . (FINANCE: A7-2)

Clause #2 continued:

Assuming that my understanding is correct, I would

Recommend that the contract be renewed for a five year period commencing January 1, 1978, and that the grant be adjusted each year in the same manner as under the previous contract, specifically starting from a base of the 1977 grant, and increasing it each year by the percentage increase in the City's contract with the V.M.R.E.U. for that specific year."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 231

MANAGER'S REPORT, FEBRUARY 10, 1978 . . . . . (PERSONNEL: A8 -1)

PERSONNEL MATTERS

RECOMMENDATION

1. Ray-Cam Co-operative Association -  
Coverage Under Municipal Superannuation Act

The Director of Personnel Services reports as follows:

"In July 1976, City Council approved the establishment of the Ray-Cam Co-operative Association to operate the Ray-Cam Community Centre as an independent employer.

Subsequently, the Labour Relations Board certified the V.M.R.E.U. as the bargaining agent for the employees involved. Generally, the same benefits were negotiated as are enjoyed by the City's V.M.R.E.U. employees, including coverage under the Municipal Superannuation Act.

At a Directors' meeting of the Ray-Cam Co-operative Association on January 10, 1978, approval was given to a resolution to request the Municipal Superannuation Commissioner to extend coverage under the Municipal Superannuation Act to the eligible employees effective January 1, 1978.

The Superannuation Commissioner has requested a resolution of City Council recommending approval of the Ray-Cam request for coverage and indicating that Ray-Cam is affiliated with the City of Vancouver.

It is, therefore, recommended that the Municipal Superannuation Commissioner be asked to approve the request to extend the coverage of the Municipal Superannuation Act to the eligible employees of the Ray-Cam Co-operative Association effective from January 1, 1978. "

The City Manager RECOMMENDS approval of the recommendation of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 231

MANAGER'S REPORT, FEBRUARY 10, 1978 . . . . . (PROPERTIES: A9 -1)

PROPERTY MATTERS

INFORMATION

1. Building for Sale for Removal  
- 2601 Point Grey Road  
Subdivision 3 of lots D, E and F,  
Block 1, District Lot 192, Plan 6601

The Supervisor of Properties reports as follows:

"The building at 2601 Point Grey Road was offered for sale for removal and tenders were opened on February 6, 1978 and the Supervisor accepted the only offer received, being the sum of \$550.00 plus sales tax. The acceptance was made on the following terms:-

- (a) Dwelling to be removed and all debris cleared from the site by March 10, 1978.
- (b) The Contractor to obtain all necessary permits including current public liability insurance with minimum inclusive limits of \$500,000.
- (c) Indemnify and save harmless the City from all claims."

The City Manager submits the foregoing report of the Supervisor of Properties for INFORMATION.

RECOMMENDATION

2. Request by Purchasers to Defer Payments  
on Four Lots Sold by the City - North Side Southeast  
Marine Drive between Poplar and St. George Streets

The Supervisor of Properties reports as follows:

"On June 29, 1976 City Council approved the sale of seven lots described as Lots A, B, C, D, E, F and G of Subdivision B, Block 31, District Lot 313, Plan 14166 at a price of \$213,100.00 on City terms. Upon receipt of the total first instalment principal and other related charges, the City registered agreements-for-sale in favour of the purchasers on all seven lots.

The purchasers have now sold three of the seven lots, however, they have submitted a letter stating that due to the poor activity in the real estate market, they are unable to dispose of the balance of the lots as planned and cannot meet the final payment due December 29, 1977 on the remaining four lots.

The final principal amount due December 29, 1977 is \$30,017.50 together with interest charges. The purchasers have submitted payment on interest charges up to and including February 1, 1978 along with a request for deferment of the total principal amount of \$30,017.50 for a twelve month period to December 29, 1978. They have indicated they will pay the interest portion when it becomes due again on June 29, 1978.

As the purchasers have paid the City to date a sum of over \$90,000.00 on these four lots alone, the Supervisor of Properties considers the request to defer payment of principal a reasonable one, especially since they have agreed to pay interest every six months. Conveyance will not take place until the monies due the City have been paid.

It is recommended that the request by the purchasers to defer payment of the principal amount outstanding on each of Lots A, B, C, and D of Subdivision B, Block 31, D.L. 313 be deferred until December 29, 1978 on condition that the interest payments are made at the proper times.

The City Manager RECOMMENDS the foregoing report of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 232

MANAGER'S REPORT

February 6, 1978

TO: Vancouver City Council

CLASSIFICATION: INFORMATION

SUBJECT: 1978 Supplementary Capital Budget

The Director of Finance reports as follows:

"Concurrent with this report, the City Engineer is submitting a report to Council on his 1978 program for street and lane local improvements. A problem has arisen in the area of financing the City's share of streets and lanes local improvements that makes it necessary for Council to review the status and expected demands on the 1978 Supplementary Capital Budget prior to the time in which Council would normally be dealing with this subject. Because the City Engineer is requesting \$1.859 Million of Supplementary Capital funds, and because this amount of money would form a substantial portion of the discretionary funds available in this year's expected budget, Council should consider the total budget and make a preliminary determination of priorities before considering the City Engineer's request. Council cannot approve the Supplementary Capital Budget at this time (even though some individual items have been approved and may continue to be approved prior to finalization of the Supplementary Capital Budget) until the Revenue Budget has been dealt with and Council has determined the amount of funds to be included in the Revenue Budget, for Supplementary Capital purposes for 1978. For purposes of this particular report it is assumed that the funds available will be the same amount provided out of the Revenue Budget in 1977, plus 5%, totalling \$8,253,000.

It is not known if all needs have been transmitted to us but certainly all major items are now in.

The items are presented in four categories, (1) specifically approved, (2) commitments implied, (3) high priority, and (4) unknown priority. There is little or no flexibility in the first two categories and the judgement process listing the remaining items in the high priority and unknown priority columns is mine. Council will of course use their own priority judgement on these last two categories.

1978 ANTICIPATED SUPPLEMENTARY CAPITAL  
BUDGET

CATEGORY - PREVIOUSLY APPROVED

1. Basic Capital Program funded from Revenue	\$2,000,000
2. Fire Fighting Apparatus	430,000
3. False Creek - Phase II- community facilities	233,000
4. Capilano Stadium lighting (City portion)	159,000
5. Rapid Transit study	200,000
Total	<u>\$3,022,000</u>

CATEGORY - COMMITMENTS IMPLIED

6. YMCA Langara -Community facility	111,000
7. Police - PIES data base system	182,000
8. Cassiar-Cambridge loop	100,000
9. Mount Pleasant NIP - local improvements	33,000
Total	<u>\$ 426,000</u>

Cont'd . . .

CATEGORY - HIGH PRIORITY

10. Vancouver Park Board	\$1,500,000
11. Collingwood Library modifications	80,000
12. Main Library safety lighting	85,000
13. Kitsilano Community Centre - furnishings	50,000
14. Victor y Hotel - roofing	18,000
15. Engineering - streets and lanes local improvement petitions	1,859,000
16. Champlain Heights Community Centre	1,500,000
Total	<u>\$5,092,000</u>

CATEGORY - UNKNOWN PRIORITY

17. 517 Hamilton - reimburse Land Purchase Fund	\$ 229,000*
18. Planetarium - replace carpets and seats	100,000*
19. Plant account - equipment replacement reserve	300,000*
20. Health Department - audiology facility?	10,000
21. Open Bible Chapel site - 10th Avenue	400,000*
22. Chinatown - Gastown - streetscape project	45,000
23. Fraser River - public access	50,000
24. 1978 NIP program	600,000 ?
Total	<u>\$1,734,000</u>

CATEGORY - UNKNOWN

25. Carnegie Library	?
26. Further local improvements Courts of Revision in 1978	\$ 249,000
Grand Total	<u>\$10,523,000</u>

Estimated available funds \$ 8,253,000

The above indicates a shortfall of approximately \$2,270,000. The items marked with an asterisk (\*) total \$1,029,000 and could, in my judgement, be deferred for one year. The 1978 NIP program could possibly not be needed if the Federal Government stops the NIP program. Recognizing that the first phase of Champlain Heights Community facilities will cost \$2 million but only a portion of that work will be undertaken in 1978, the provision of \$1,500,000 for this item for 1978 could probably be reduced to \$1,000,000. This would imply that Council would have to commit at least \$1,000,000 in 1979 to complete this first phase."

The City Manager submits the above report for the INFORMATION of Council when considering the City Engineer's report on streets and lanes local improvements.

FOR COUNCIL ACTION SEE PAGE(S) 251 232



B (i)

MANAGER'S REPORT

February 3, 1978

TO: Vancouver City Council

SUBJECT: Local Improvements by "Petition"

CLASSIFICATION: RECOMMENDATION

FIRST STEP

The City Engineer reports as follows:

"General"

As required by the Local Improvement Procedure By-Law, projects for

- Pavements and Curbs, Higher Zoned
- Pavements and Curbs, Local Residential
- Lane Pavements, Higher Zoned
- Lane Pavements, Residential Standard
- Speed Deterrent Bumps (in lanes)
- P.C. Concrete Sidewalk
- P.C. Concrete Sidewalk on a School Collector Street

Shown on the attached schedule dated January 27, 1978 are advanced to Council 'by Petition'."

Capital Funds

The Five-Year Capital Plan included specific amounts for each type of work and the several types are discussed in turn:

- (a) Pavements and Curbs - Higher Zoned, and  
Lane Pavements - Higher Zoned

Programs of these two types of work are within the amounts provided for them in the Five-Year Capital Plan, and funds for the City's shares are available in Basic Capital.

- (b) Pavements and Curbs - Local Residential, and  
P.C. Concrete Sidewalks (including School Collector Streets)

The petitions filed for these two types of work exceed the amounts provided for in the Five-Year Capital Plan. Funds for the excess (\$400 891) have been requested in our 1978 Supplementary Capital Submission. A further group of petitions, submitted in the last two months of 1977, are being held for a Court of Revision later in the Spring. Supplementary Capital funds (159 000) have also been requested for these.

If these Supplementary Capital amounts are not available, we will recommend bringing forward funds from the later years of the Five-Year Plan. This would require about 17% of the 1979-81 total for these types of work. This would, of course, increase the needs for Supplementary Capital in future years, but no purpose is served by carrying petitions forward.

- (c) Lane Pavements - Residential, and  
Speed Deterrent Bumps

The major shortfall in available funds is in these types of work. The petitions filed far exceed the number provided for in the Five-Year Capital Plan. Funds for the excess (\$1 458 333) have been requested in our 1978 Supplementary Capital Submission. A further group of petitions, submitted in the last two months of 1977, are being held for a Court of Revision later in the Spring. Supplementary Capital funds (\$90 000) have also been requested for these.

If these full amounts of Supplementary Capital are not available, we will recommend bringing forward funds from the later years of the Five-Year Plan. Even the whole of the 1979-'80 and '81 provisions, however, would total only \$254 000 of the \$1 458 333 needed, and would leave this program totally dependent on Supplementary Capital Funds in future years.

These amounts are tabulated:

	Pavts & Curbs Residential	Sidewalks	Lanes-Res. & Sp. Bumps	Totals
Present Report - City Funds required	766 899	54 091	1 458 333	2 279 323
Basic Funds available	<u>393 898</u>	<u>26 200</u>	<u>-</u>	<u>420 098</u>
Supp. Capital Requested for Present Report	<u>373 001</u>	<u>27 891</u>	<u>1 458 333</u>	<u>1 859 225</u>
Add for later Spring Court of Revision	<u>153 380</u>	<u>5 409</u>	<u>89 762</u>	<u>248 551</u>
Total 1978 Supp. Capital Requested	526 381	33 300	1 548 055	2 107 776
1979-'80 & '81 total in 5-Year Plan	3 170 000	165 000	254 000	3 589 000

In the early years of the Residential Lane Paving program, the ditch elimination done in conjunction with the paving was charged to Lane Maintenance. In June of 1977, however, Council approved charging this work to Capital rather than to Maintenance. This increases the amount of Supplementary Capital required, but reduces the amount charged to the Revenue Budget accordingly. Ditch elimination on the 1977 program amounted to some \$925 000, \$600 000 (a) (before the change) to be charged to Maintenance and \$325 000 (after the change) provided from Capital. In 1978 the estimated cost of ditch elimination is \$938 000 (\$883 000 (b) for the present group, and \$55 000 for the later spring Court.) These amounts are included in the figures given above and the table.

- (a) \$400 000 in 1977, \$200 000 in 1978 to complete '77 lanes;
- (b) \$530 000 included in City's share of Local Improvements, and \$353 643 shown as 'other work'.

The Petitions in question were submitted as long ago as March of 1977. They represent a considerable effort by the 332 citizens who circulated them and carry the signatures of over 6000 persons. We feel they should be honoured, even at the cost of bringing forward Basic Capital funds. If this step is necessary, we will follow with a report to Council on possible means to reduce the problem in future years."

## SECOND STEP

The Director of Finance reports as follows:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated February 3, 1978.

The estimated total cost of these local improvements is \$3 077 257 and the City's share of the cost is \$2 010 596. An additional \$353 643 of City Capital funds will be required for ditch elimination.

Whether or not the necessary financial arrangements can be made will depend to a significant extent on Council's willingness to commit a large amount of the 1978 Supplementary Capital Budget to the local improvements area or accelerate the use of 5 Year Plan Streets funds, thus deferring the problem into future years.

It may well be that a necessary solution will be to reduce the City's willingness to accept petitions for the local improvement work. This would be a policy decision and the City Engineer will advise Council of the effects and implications of such a move in a later report.

Even though Council does not actually commit funds at this particular stage of the local improvement process, i.e. sending the petitions to a Court of Revision, there is certainly an implied commitment and if funding problems have to be dealt with, as is the case this year, they should be dealt with now rather than after the Court of Revision.

/cont'd...

- 3 -

In view of the above problem, I have submitted a separate report to Council at this time that provides a listing of the expected demands on the 1978 Supplementary Capital Budget, as they are known at this time. I have shown as 'high priority' in that report only the \$1 859 000 for the shortfall on this present group of projects.

In my opinion, the \$249 000 requested by the City Engineer for a later spring Court of Revision cannot possibly be found from the 1978 Supplementary Capital Budget. If Council feels that this second group of petitions must also be honoured in 1978, then funds will have to be brought forward from future years (1979, '80 & '81). This decision does not need to be made today. These petitions would not come before Council until May, although the Engineer will wish a decision before that to allow planning of his work."

The City Manager considers these improvements desirable but notes the financing problems set out above. Subject to Council's decision in the matter of Supplementary Capital Funds, the City Manager RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance regarding local improvement projects be adopted together with the details of the Second Step report on file in the City Clerk's office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvements be declared assessable.
- (c) The following street be designated a School Collector Street for the purpose of Part I of the Local Improvement Procedure By-law:  
7th Avenue, Scotia Street to Brunswick Street
- (d) The projects listed in the attached schedule dated January 27, 1978 be brought before a Court of Revision to be held at 7:30 p.m., Thursday March 30, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 232

MANAGER'S REPORT

February 9, 1978

TO: City Manager for Council

SUBJECT: FEDERATION OF CANADIAN MUNICIPALITIES  
OPERATIONAL RESEARCH PROGRAM

CLASSIFICATION: Consideration

The City Engineer reports as follows:

"INTRODUCTION

The Federation of Canadian Municipalities (FCM) is sponsoring a new operational research program for municipalities. This program makes financial assistance available to municipalities to help them initiate, sponsor, or implement research directed at the practical solution of municipal problems. FCM hopes this "problem-solving" research will have considerable significance for municipalities across Canada. This new program is made possible through an initial grant to FCM of \$200,000 received from the Ministry of State for Urban Affairs. Because of their budget constraints, the contributions to any one project will not exceed \$20,000. Project duration must be less than one year. Municipalities who receive support of their projects will be expected to contribute at least 15% of the total cost of the study.

PROJECT SUBMISSIONS

The Engineering Department has submissions for four applicable projects. These projects have been identified as requiring attention because of the efficiencies that will result in the Engineering Department and the cost savings to the City. Current workload is such that staff cannot conduct these investigations. The purpose of the projects, their benefits to the City and the FCM and City share of the costs are summarized for each prospective project as follows:

1. Maintenance Costs of New Materials for Street Construction

- to identify the increased street maintenance costs associated with the use of new materials and to provide this data specifically for the City of Vancouver by analyzing the variables related to their type and use (e.g., pavers, durability, storage, etc.) and their associated costs.
- the City will benefit from the knowledge of what the real costs are for the maintenance of these new materials and be able to determine the best materials at the lowest overall cost.
- cost sharing: FCM - \$5 100  
City - 900.

2. Interactive Computer Analysis of Traffic Information

- to develop an interactive computer system for improving traffic data analyses. This system will provide Traffic Engineers with timely data references and the ability to do current analyses of traffic data files.
- the City will benefit by providing both a faster response rate to queries by the public and traffic managers for data and statistics, and a tool which will allow more efficient usage of manpower for analyses of traffic variables such as accidents, volumes and travel characteristics.
- cost sharing: FCM - \$20 000  
City - 4 120

### 3. Stochastic Equipment Replacement Modelling

- to refine the City's computer modelling capability for evaluating optimum vehicle replacement policies in an uncertain economic environment of high fuel costs, high inflation and interest rates.
- the City will benefit by having a tool available to better evaluate replacement policies and reduce the total annual costs of the City vehicle and equipment fleet.
- cost sharings:
 

F.C.M.	-	\$20 000
City	-	\$ 4 000

### 4. Maintenance and Monitoring of Sewers

- to determine the optimum level of maintenance required for a modern sewer system.
- the City will benefit by having information available for analytically determining the economic optimum maintenance level required to minimize the total cost of maintaining sewers and meeting emergencies such as flooding.
- cost sharing:
 

F.C.M.	-	\$20 000
City	-	\$10 000

These summaries indicate that each of these four projects will benefit the City. Further details on the projects may be found in the attached proposed submissions to the F.C.M. Council approval of these projects does not guarantee acceptance by F.C.M.

If approved by Council and the F.C.M., the F.C.M. share for the four projects would be \$65 100 while the City's share would be \$19 020, for a total project value of \$84 120.

Because these projects will benefit the City, the City Engineer recommends that the four projects: -

1. Maintenance Costs of New Materials for Street Construction;
2. Interactive Computer Analysis of Traffic Information;
3. Stochastic Equipment Replacement Modelling;
4. Maintenance and Monitoring of Sewers

be approved for submission to the F.C.M. and that funding not exceeding \$19 020 be approved in advance of the 1978 operating budget to cover the City's share of the costs for any projects accepted by F.C.M. The projects are listed in the order of the priority attached to them by the Engineering Department.

The City Manager notes that these projects would be funded in total about 78% by F.C.M., but that the City share is still significant. Approval of only the first three projects would reduce the City share to \$9 020. The City Manager submits the recommendation of the City Engineer for CONSIDERATION.

MANAGER'S REPORT

February 7, 1978

TO: Vancouver City Council

SUBJECT: Establishing Floor Space Ratio Calculation Base Line  
on Residential Waterfront Properties

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"BACKGROUND

On January 10, 1978 Council received and considered a letter from the Park Board dated December 20, 1977. In this letter the Park Board submitted the following extract from its minutes of December 19, 1977 on Point Grey Road Building Lines:

'Resolved: THAT the Board of Parks and Recreation request the City Council to instruct the Director of Legal Services to proceed as soon as possible to make application under the Special Surveys Act, on behalf of the City, to the Attorney General for a special survey to be conducted and Subdivision Plan #229 be revised in accordance therewith to establish the legal northern boundaries of Lots 7 - 16, Block 3, D.L. 540, Group 1, N.W.D., Plan 229.'

Having considered this letter, Council passed the following motion:

'THAT the Director of Planning be instructed to draft an amendment to the Zoning and Development By-law to establish base lines on waterfront lots in residential areas, for the purpose of setting a floor space ratio.'

PURPOSE

The purpose of this report is to respond to the above resolution by examining the existing implications of Floor Space Ratio calculations along waterfront residential properties and propose an appropriate base line which would be used to determine Floor Space Ratios on waterfront properties.

As well, this report also deals with two Development Permit Applications received after Council's resolution of January 10, 1978, for development on the north side of Point Grey Road. These two D.P.A.'s presently being processed are reported to Council.

It is noted that the Director of Planning has also been instructed to report on "methods of maintaining Point Grey Road property values". This work is underway and will be the subject of a subsequent report. It is believed that this report should be considered separately from the broader questions of future policy options for the Point Grey Road area.

WATERFRONT RESIDENTIAL PROPERTIES

In reviewing the need for a F.S.R. base line along Vancouver's waterfront residential areas, it is concluded that the need for such a line is most necessary on those properties along Point Grey Road between Balsam and Dunbar Streets and along Cameron Avenue between Dunbar and Alma. These are the areas where the implications of Floor Space Ratio have the greatest impact on redevelopment.

Other waterfront residential properties do not require action at this time. Some are currently used for park purposes. Other properties not used as park are within zoning categories (eg. Agricultural RA-1) that pose minimal concern at this time respecting view, height and bulk through redevelopment. Therefore, this report has focussed on establishing a F.S.R. calculation line along those properties on Point Grey Road and Cameron Avenue as described above.

### POINT GREY ROAD WATERFRONT PROPERTIES

A survey conducted along Point Grey Road from Alma Street to Balaclava Street in 1886 and subsequently registered in 1887 as "Plan 229" established a northerly boundary for properties fronting on English Bay. A resurvey of the Point Grey Road waterfront in 1929 by George Fountain, determined that the MHWM (in most instances) was located south of that line established by Plan 229. Because of the legal limitations of this survey, conducted between Balsam and Alma Streets it could not be registered to supercede Plan 229. In view of this, those properties in Blocks 1, 3 and 4, D.L. 540, Plan 229 can use Plan 229 in determining their northern boundary (see Appendix I). Because of this, for purposes of F.S.R. calculations, the northerly boundary established by the 229 Plan can be used in determining F.S.R.

Appendix I also illustrates a number of instances where the Fountain Survey line establishes a boundary north of that line established by Plan 229. Examples of this are those lots along Cameron Avenue, and Lots 15 - 22, Block 3, D.L. 540. Therefore, these lots could utilize the Fountain Survey line to determine their F.S.R.

### EXISTING FLOOR SPACE RATIOS ALONG POINT GREY ROAD WATERFRONT PROPERTIES

An analysis was undertaken to establish existing Floor Space Ratios and development capacities of Point Grey Road waterfront properties (see Appendix II). In calculating Floor Space Ratios, existing floor areas were established through information obtained from British Columbia Assessment Authority files. This information although averaged, does, however, indicate for illustrative purposes existing F.S.R.'s. Where available, current information obtained through recent Development Permit Applications has been incorporated.

Of the properties along Point Grey Road and Cameron Avenue, complete data was available for 69 residences. Of these, 46 were located west of Balaclava Street and are affected by Plan 229. It is estimated that approximately 59% exceed the permitted 0.60 F.S.R. using the Fountain Survey line as a base line determinant. If Plan 229 is used approximately 37% exceed the permitted 0.60 F.S.R. Appendix III attached to this report indicates those properties which exceed the permitted 0.60 F.S.R. if either the Fountain Survey or Plan 229 is used to achieve maximum lot size.

### DISCUSSION

The establishment of an F.S.R. base line for purposes of F.S.R. calculation would determine a constant line regardless of the shift in MHWM. In establishing such a static line a number of alternatives have been considered. Such alternatives include:

1. Establishing, for purpose of a F.S.R. base line the Fountain Survey line be used for all properties along Point Grey Road and Cameron Avenue.
2. Establishing, for the purpose of a F.S.R. base line, the Fountain Survey line (or a facsimile to it) east of Balaclava, where it has been used to determine the depths of the lots and F.S.R. For properties west of Balaclava the base line would approximate the northern boundaries established by Plan 229.
3. Establishing, for the purpose of a F.S.R. base line, that a line could be described based on the average depth of all lots in a particular block or section of Point Grey Road and Cameron Avenue.
4. Establishing, for the purpose of a F.S.R. base line, that for those properties east of Balaclava where the Fountain Survey has been used to determine the depths of lots and F.S.R., this line (or a facsimile to it) be used as a base line for these properties. For properties west of Balaclava on Point Grey Road and Cameron Avenue, a combination of the Fountain Survey and Plan 229 be used. This means the F.S.R. base line would be established along the boundary of either of these lines which is most northerly for any particular lot (see Appendix IV).

Of the alternatives examined, it is proposed that alternative 4. be used to establish a base line for F.S.R. calculation purposes. This would allow those properties which have used the Fountain Survey to advantage to continue to do so and would permit others where Plan 229 is to advantage, to use this boundary line in determining F.S.R.

The effect of establishing the base line as described would increase, in a number of cases the development capacity (floor space) of residences. In light of this, Council still retains the option of altering the Floor Space Ratio, i.e. from 0.60 to another figure to regulate Floor Space Ratios.

Another controlling factor, respecting development along Point Grey Road is the "Building Line" which was established for the purpose of controlling development and preserving open space to the north of such line. This building line therefore, restricts further development beyond this line.

#### PENDING DEVELOPMENT PERMIT APPLICATIONS

The following two Development Permit Applications have been received since Council's resolution of January 10, 1978 for development on the north side of Point Grey Road:

1. 3257 Point Grey Road - RS-2  
Development Permit Application No. 79831
  - Filed on January 16, 1978 by Mr. Jonathan Baker for Mrs. Ruth Buzzard;
  - To relocate, alter, add to and convert the existing two family dwelling to a one family dwelling.
2. 3541 Point Grey Road - RS-2  
Development Permit Application No. 79834
  - Filed on January 16, 1978 by Mr. Jonathan Baker for Mrs. Ruth Buzzard;
  - To alter, add to, and convert the existing two family dwelling to a one family dwelling.

The drawings submitted with the Development Permit Applications depend on site dimensions based on Plan 229 for floor space ratio and rear yard setback purposes.

#### RECOMMENDATIONS

The Director of Planning RECOMMENDS:

- A. THAT the Director of Planning be instructed to amend Zoning and Development By-law No. 3575 to establish a "base line" to be used in the calculations of site area in calculating F.S.R.; such line to approximate:
  - i) For those properties on the north side of Point Grey Road between Trafalgar Street and Balaclava Street, . . . the Fountain Survey line (August 5, 1929).
  - ii) For those properties on the north side of Point Grey Road and Cameron Avenue between Balaclava Street and Alma Street . . . the Fountain Survey line (August 5, 1929) or Plan 229 as registered in the British Columbia Land Registry, whichever results in the greater area.
- B. THAT this application be referred direct to Public Hearing.
- C. THAT Development Permit Application Nos. 79831 and 79834 continue to be processed."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.



E

MANAGER'S REPORTDATE February 8, 1978

TO: Vancouver City Council

SUBJECT: Contract for Field Lighting at Capilano Stadium

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"On January 24, 1978, Council approved the recommendation that the normal tendering procedures be waived because there was not enough time to fabricate poles and material and have the lighting installed for the opening game. Since then, Harry Ornest has found another source of equipment that can meet the schedule and still make it possible to obtain competitive prices.

During further discussions, the baseball club now wishes to enter into a contract with the City to install the lighting to the City's requirements and the Club's time schedule on the basis that the City will pay the costs up to a maximum of \$350,000 including all the City's out of pocket costs associated with the field lighting project and the Club will pay any costs over the \$350,000. The Club proposes to get other bids for the work and materials.

The Club wishes to be registered as the 'Vancouver Baseball Club Ltd.' however, the Registrar of Companies will probably require that City Council approve the use of 'Vancouver' in the name. Approval at this time of the use of the word Vancouver in the name of the proposed baseball club, will avoid delays in concluding the contract with the ball club.

I recommend that -

- (i) Sections (a), (b) and (c) of the motion dealing with letting a contract for lighting Capilano Stadium which was passed on January 24, 1978 be rescinded.
- (ii) A contract satisfactory to the Director of Legal Services be entered into with the ball club to be incorporated by Harry Ornest to install new field lighting to the City's requirements at cost of which the City's share will not exceed \$350,000 including the City's expenses.
- (iii) That City approval be given to use of the word 'Vancouver' in the name of the proposed company to be called the Vancouver Baseball Club Limited or a substantially similar name."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 229

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

FEBRUARY 2, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 2, 1978 at approximately 9:30 a.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Gibson  
Alderman Kennedy

ABSENT : Alderman Puil

ALSO PRESENT : Alderman Bellamy  
Alderman Ford

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION1. Annual Review 1977/78 - Vancouver City Planning Department

The Committee considered a memorandum dated January 26, 1978 from the Director of Planning, forwarding the "Annual Review 1977/78 Vancouver City Planning Department" (on file in the City Clerk's office).

The memorandum indicates that the Annual Review evaluates the Department's performance in 1977, sets the goals and suggests a specific work program for 1978. Mr. R. Spaxman, Director of Planning, suggested that members of Council give consideration to the jobs identified and adjust the work program where they feel it would be desirable. The jobs are listed in two areas of priority -- category A, first priority (important work which can be achieved with current resources) and category B, second priority (important work which cannot be achieved with current resources). Charts within the Annual Review show the staff resources available to each division and a further subdivision of the staff by work group within each division.

Mr. R. Spaxman advised that the work program of the Department should be related to major planning concerns i.e.:

- Overall policies -- There is a need to develop overall policies which can be used by Council in their decision making.
- Transportation
- Conservation
- Economy and Employment
- Population

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 2, 1978

(I-2)

Clause No. 1 continued:

- Regional growth
- Vancouver City Planning Commission's work on goals for Vancouver.
- Total cost benefit -- The implications that the proposals of the senior levels of government will have on the whole city (P.N.E., Granville Island, Convention Centre).
- Development controls
- Planning goals and objectives
- Local Area Planning Review

Mr. Spaxman noted that the 1977/78 work program was not produced by a task force. The opinion survey of all staff concerning the Department's work was carried out.

With respect to the work program, Mr. Spaxman advised that it had been completed before new directions on Light Rapid Transit surfaced. He noted that such things as L.R.T./transportation concerns, the Local Area Planning Review and the Department's input into the Vancouver City Planning Commission's Goals for Vancouver Study would affect priorities in the program and adjustments would probably be necessary.

Mr. T. Droettboom, Associate Director, advised that the Overall Planning Division had been developed into three specific groups rather than shifting people within the division from job to job. The three groups are Integrative/Service group, Residential group and Economic/Transportation group.

Mr. Droettboom reiterated the Director's feeling that the work program of the latter group may have to be adjusted due to the Department's involvement in the major Light Rapid Transit Study. Another change will be the division's work with the industrial development co-ordinator when he arrives.

Mr. R. Youngberg, Associate Director, advised that the Area Planning Division consists of three groups; Site Office group, In-House group and R.R.A.P. group. He noted that out of a staff of 43 in the division 32 are temporary. The Site Office group is responsible for local area planning programs, neighbourhood improvement programs and the Local Area Planning Review. Out of this review will come directions in terms of how to do community and area planning as well as how to provide a level of service to the various areas of the City. The In-House group monitors and report on areas of the City which are not included in N.I.P. or local area planning programs. Many of the projects on the work program are proposals for City-owned land. The R.R.A.P. group administers R.R.A.P. to all eight N.I.P./R.R.A.P. areas and will be reporting on the proposed legislative and budget changes in this area.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 2, 1978

(I-3)

Clause No. 1 continued:

Mr. D. Hickley, Associate Director, advised that the major emphasis of the Policy group of the Central Area Division is the preparation of co-ordinated policies for the whole central area. The Central Area North group is responsible for completion of the Official Development Plan for the Central Waterfront, open space and residential policies for downtown, design co-ordination and liaison on senior levels of government projects in the downtown, completion of West End Policy Plan and revisions to West End design guidelines and Official Development Plan. The Central Area South group will be responsible for the Granville Island Policy Plan, area development program for Area 10B False Creek, Chinatown character area guidelines and review of the Fairview Slopes development policies, by-laws and design guidelines.

Mr. A. Floyd, Acting Zoning Planner, advised that the Zoning Division consists of the Zoning Administration, Development Permit and Subdivision groups which are responsible for the processing of applications to develop, rezone, subdivide and strata title property in the City and for reviewing improved quality procedures for processing of development control applications. Within the Zoning Division is a temporary by-law consultant who is currently reviewing and analyzing the zoning and development by-law to determine where revision may be necessary. He will be recommending revisions and a policy and procedural framework to encourage alternative or innovative means of securing planning policies and objectives and to achieve improved development forms.

The Services Division, under the direction of Mr. A. Geach, Assistant Director, is subdivided into four groups; Special Services, Urban Design, Graphic Services and Staff Services. Mr. Geach advised that the Special Services group is responsible for development of job scheduling and cost control system, co-ordinating the annual and semi-annual reviews, preparing a report on the City-wide effects of the new Sign By-Law. The Urban Design group will be preparing reports on the development of urban design policies and provide urban design services for the Department. The graphic section provides for the graphic design and drafting needs of the Department and the Staff Services group provides administrative, clerical and stenographic services.

Comments from the members of Council are as follows:

- In the Overall Planning Division work program there is an overemphasis of some things in the Integrative/Service group and an underemphasis on the work program of the Economic/Transportation group -- more emphasis should be placed on participation in rapid transit studies and the initiation of a transportation/land use/economic overview. The report on downtown growth control in context with the Livable Region Program should have less priority as the G.V.R.D. is taking a 'go slowly' position.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 2, 1978

(I-4)

Clause No. 1 continued:

- The following items in the Overall Planning Division should be put into the first priority category:
  - participate extensively in major transit study
  - examine land use implications of transit decisions
  - participate in goods movement study
  - participate in analysis of P.N.E. proposals
  - analyze convention centre initiatives
- Emphasis should be placed on pulling together major policies on housing.
- Emphasis should also be placed on assisting the V.C.P.C. with their goals for Vancouver.
- Heritage should be placed in the first priority category -- the Heritage Committee should have support staff.

Mr. Spaxman reiterated his comments about major studies such as L.R.T. and the V.C.P.C. goals affecting the Department's work program. He noted that in order to adjust the work program to place any additional jobs into the first priority category, Council would either have to remove some of the first priority jobs and put them into the second category or add to existing staff resources. He requested that the members of Council endorse the 1978 work program on the understanding that he would report back on the suggested amendments.

RECOMMENDED

THAT the 1978 Work Program of the Planning Department be endorsed and the Director of Planning be instructed to report back on the amendments necessary to accommodate priority work on the goals program of the Vancouver City Planning Commission and the Planning Department input into the L.R.T./Transportation planning concepts.

The meeting adjourned at approximately 11:20 a.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 234



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

FEBRUARY 2, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 2, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Gibson  
Alderman Kennedy (Items 1, 2 and  
part of 3)  
Alderman Puil

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Request for Demolition - Englesea Lodge - 2046 Beach Avenue

The Committee considered a report of the City Manager dated January 17, 1978 (copy circulated), prepared by the Supervisor of Properties as a result of a letter from a West End resident suggesting that Englesea Lodge should be demolished and the site developed for the intended park use. The letter contends that the City is providing subsidized housing, that the housing shortage has declined and the City is competing with privately-owned rental units. The Supervisor of Properties advises that the rentals at Englesea Lodge have been increased in compliance with the limits set down by the Rentalsman, but because of the limitations the rents have not reached market rental for comparable accommodation.

The report states that Englesea Lodge was purchased in 1967 to complete the acquisition of public park along the English Bay waterfront, utilizing Parks funds (50 %) and the Land Purchase Fund (50 %) for a total of \$375,000. Council's approval to purchase stipulated that the City should operate the building as an apartment for 10 years or until the Land Purchase Fund was reimbursed. The Land Purchase Fund (\$187,500) was reimbursed in 1975. The report states that on March 12, 1974 Council included Englesea Lodge in the overall proposal to renovate City-owned buildings for compliance by 1977 with the Fire By-law. On June 11, 1974 Council approved the retention of Englesea Lodge for an estimated three years beyond the 1977 target date because of the scarcity of West End housing and to allow amortization of the renovation costs expected for the building. The Fire Warden and

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 2, 1978

(II-2)

Clause No. 1 continued:

the Provincial Fire Marshal have recently inspected the building and have ordered that the work necessary to bring it up to By-law requirements must be commenced within a 90-day period.

The Supervisor of Properties put forward the following alternatives for the Committee's consideration:

- (i) Council may wish to rescind the motions of March 12, 1974 and of June 11, 1974 whereby the retention of Englesea Lodge was extended for three years and give the tenants notice to vacate within a maximum of one year and authorize the Supervisor of Properties to demolish the building when vacant. This will necessitate an appeal to the Fire Marshal for a phase-out extension prior to demolition.

OR

- (ii) Carry out the alterations for compliance with the Fire By-law at an estimated cost of \$98,000 and retain the building. Net revenues to be received up to December, 1978 will pay the cost of bringing the building up to Fire Warden and Provincial Fire Marshal's requirements.

The Chairman acknowledged the presence of several concerned tenants of Englesea Lodge and accepted their brief dated January 19, 1978 (copy circulated).

Park Board Chairman, I. Bain and Park Commissioners, Fowler and Livingstone were present. Commissioner Bain advised that the Park Board on December 5, 1977, after considering the Manager's report on the retention or demolition of Englesea Lodge and in view of the extensive repairs necessary to comply with the 90-day order, resolved:

" That the Board request the City Council to approve demolition of Englesea Lodge subject to satisfactory resettlement of the occupants, and further, the Board recommends that no funds be expended to make the building comply with Fire Marshal requirements."

In response to a statement with respect to tax dollars being utilized for renovations to Englesea Lodge, Mr. G. Jordan, Supervisor of Properties, advised that there is money in a surplus revenue fund from the rentals derived from Englesea Lodge. The 1978 revenue plus this reserve would pay the \$98,000 estimated to upgrade the building. No City tax dollars would be used.

Members of the Committee felt that Englesea Lodge should remain until 1980. They also requested that the Park Board consider methods of constructing the Stanley Park seawall around Englesea Lodge.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 2, 1978

(II-3)

Clause No. 1 continued:

After discussion, the Committee,

RECOMMENDED

THAT the Council actions of March 12, 1974 and June 11, 1974 be reaffirmed and that the Supervisor of Properties be instructed to carry out the alterations of Englesea Lodge for compliance with the Fire By-law at an estimated cost of \$98,000 and retain the building until 1980.

2. List of Outstanding Matters

The Committee considered a list (on file in the City Clerk's office) of matters outstanding to the Committee as of December 30, 1977.

RECOMMENDED

THAT the list of outstanding matters as of December 30, 1977 be received.

3. Progress Report - Central Waterfront - Official Development Plan

The Committee considered a report of the City Manager dated January 26, 1978 (on file in the City Clerk's office), in which the Director of Planning outlines progress on the preparation of the draft Official Development Plan for the Central Waterfront.

Council, on March 8, 1977 approved recommendations of the Standing Committee on Planning and Development, that the Planning Department circulate to interested parties an information brochure summarizing the draft development controls and current developments for the Central Waterfront and hold a public information meeting.

An information brochure was circulated to all interested parties in April, 1977, however, a public information meeting became premature when the major waterfront property owners (Marathon Realty, Canadian Pacific Rail and National Harbours Board) indicated concerns over the effectiveness of the draft Official Development Plan and felt that it needed major improvement.

A revised draft of the Official Development Plan dated October 28, 1977 was prepared.

On November 8, 1977, the Director of Planning held a joint meeting with the property owners, related government agencies (Bureau of Transit, G.V.R.D.) and other City Departments (Parks Board, Engineering) to discuss the revised draft Official Development Plan. General support was expressed but

cont'd.....



Report to Council  
Standing Committee of Council  
on Planning and Development  
February 2, 1978

(II-4)

Clause No. 3 continued:

the Director of Planning for the G.V.R.D. expressed concern that the G.V.R.D. Board might withhold full "urban" designation because the revised document allowed for too much flexibility for future amendments which might be in conflict with Regional objectives.

Since the G.V.R.D. Board approval is necessary for the rezoning, Planning staff have been meeting with G.V.R.D. officials to resolve this issue.

At a meeting on January 25, 1978, the G.V.R.D. Director of Planning agreed to support the revised draft Central Waterfront Official Development Plan subject to stated agreements in the document that would require G.V.R.D. Board approval to amendments affecting Regional objectives as stated in the Official Development Plan.

Since the current draft Central Waterfront Official Development Plan is significantly different from the previous draft considered by Council on March 8, 1977 the Director of Planning feels it is more appropriate to bring it back to Council for consideration prior to referral to a Public Hearing.

The Planning and Development Committee also recommended that the draft Official Development Plan be amended to include a section on Interim Uses wherein the proposed uses will be listed and a minimum life span of ten years allowed. Such an amendment is included in the current draft Official Development Plan.

The Committee also approved in principle the National Harbours Board proposal for a Market on the Central Waterfront, subject to approved funding and appropriate City officials being involved. This has been accomplished and a Market is currently operating.

Planning staff is currently in the process of finalizing the revised draft Official Development Plan in accordance with the agreements reached with the various owners, government agencies and City departments.

A final report on the Central Waterfront will be forwarded to the Committee in March, 1978 leading to public hearing and G.V.R.D. approval later in April.

Alderman Kennedy advised that he had attended a G.V.R.D. Sub-Committee meeting on February 1, 1978 where a motion to recommend approval of the rezoning from "IND" to "URB" was defeated. The members of the Sub-Committee felt that as the Official Regional Plan is currently being revised no major decision should be made on changing any designation until the study is completed. It was also felt that as the National Harbours Board has control over most of the area concerned no decision should be made until their plans are unveiled.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 2, 1978

(II-5)

Clause No. 3 continued:

A member of the Committee expressed concern that the G.V.R.D. had considered the matter prior to the Official Development Plan being formally presented to them. Mr. R. Spaxman, Director of Planning advised that he believed the G.V.R.D. Director of Planning had merely presented a progress report to the Sub-Committee on his concerns regarding the Official Regional Plan and the amendments agreed to between G.V.R.D. and City Planning Department staffs, however, it appears the Sub-Committee decided to vote on a designation without the benefit of the City's presentation. He felt that the decision might be altered at a later date when more information is available to the G.V.R.D. Board. He agreed to look into the matter.

After further discussion, the Committee

RECOMMENDED

6 THAT the report of the City Manager dated January 26, 1978 be received and the Director of Planning be instructed to obtain more details on the G.V.R.D. Sub-Committee's decision and report back.

(Alderman Kennedy left the meeting during the discussion of this item.)

4. Application of R.R.A.P. to City-owned Properties in Riley Park

The Committee considered a report of the City Manager dated January 16, 1978 (copy circulated), in which the Director of Planning outlines the investigations of the Planning Department and Properties Division with respect to the economics of applying R.R.A.P. to City-owned houses in the Riley Park area as directed by Council on July 26, 1977. The report outlines objectives of the Residential Rehabilitation Assistance Program as put forward by the Federal Government to both resident home owners and landlords:

"To improve the housing conditions of low and moderate income people through assisting in the repair and conservation of existing residential buildings."

The report also described the parameters for applying R.R.A.P. to City-owned properties taking into account the Federal Government objective and the Riley Park Citizens' N.I.P. Planning Committee's objectives i.e.:

- a) To insure the upgrading of those properties as part of the neighbourhood's overall improvement efforts.
- b) So that the City would act as an example that might stimulate renovation action by other local property owners.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
February 2, 1978

(II-6)

Clause No. 4 continued:

On the basis of the parameters outlined in the report, City-owned properties in Riley Park were evaluated and two properties were suggested -- 4620 John St. with improvements estimated at \$2,950 and 4896 Walden St., \$2,750. The Director of Planning and Supervisor of Properties agreed that these two properties should be rehabilitated utilizing the maximum \$2,500 forgivable loan ceiling, with City funds being used to complete rehabilitation of each premise.

RECOMMENDED

THAT the Supervisor of Properties be directed to undertake rehabilitation of the City-owned premises at 4620 John St. and 4896 Walden St. by

- a) applying for R.R.A.P. funds to the maximum \$2,500 forgivable loan ceiling for each premise; and
- b) utilizing existing funds from Maintenance Account No. 5903/0140 as required to complete rehabilitation of each premise.

The meeting adjourned at approximately 3:10 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 235

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

February 2, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 2, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)  
Alderman Gibson  
Alderman Puil

ALSO  
PRESENT: Alderman Ford

ABSENT : Alderman Gerard  
Alderman Marzari

CLERK : G. Barden

RECOMMENDATION

1. Newsletter Insert for 1978 Tax Bill

The Committee considered the attached Manager's Report dated January 24, 1978 wherein the Director of Finance reported on a brochure or newsletter to the taxpayers which has been included with the tax bill. The newsletter includes messages from the Mayor and Council and allows many departments and boards to put forward important messages and provides a picture of the budget. Previous newsletters have included messages from the School Board and GVRD and this could be done again if the Committee wishes. The total cost would be approximately \$6,000 plus \$1,900 for wider distribution in the high density apartment districts if included.

The Director of Finance reported that there has been problems getting the materials from the School Board on time for inclusion in the newsletter.

Following further discussion, it was

RECOMMENDED

- A. THAT a newsletter similar to that distributed in 1977 be prepared and distributed in 1978 via the tax bills, at an approximate cost of \$6,000.00.
- B. THAT Mr. Bud Elsie be retained to co-ordinate the design, layout editing and production of the newsletter at an approximate cost of \$550.00.
- C. THAT a committee consisting of the Mayor, The Chairman of the Finance and Administration Committee, the City Manager and the Deputy Director of Finance review and approve the content of the newsletter.
- D. THAT the wider distribution of the newsletter in the high density apartment districts of the City, at an additional approximate cost of \$1900.00 be approved.

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Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 February 2, 1978 . . . . .

(III-2)

Clause #1 continued:

- E. THAT the School Board and GVRD be invited to submit material for the newsletter, providing their material is submitted in time to be co-ordinated by the Consultant for inclusion in the newsletter.

2. Federal Employment Program -  
 Young Canada Works (1978)

On January 24, 1978 City Council approved participation in Young Canada Works (1978) and passed the following motions:

- (a) THAT the City participate in Young Canada Works (1978) to a maximum of \$90,000, with this amount being approved in advance of the 1978 Revenue Budget;
- (b) THAT the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects;
- (c) THAT the City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required.

The Committee considered 27 projects of which the City's share total \$162,215. The Permits and Licenses Department withdrew their project "Energy Usage Analysis - Civic Buildings" pending a possible alternative proposal submitted under a different funding authority.

It was noted that the Park Board would allocate funds for the City portion of projects #17 "Captain Cook Park" and #21 "Stanley Park Zoo" and half of the City's share of project #19 "Jericho Park" (listed in the attached summary sheet) if they were approved for Young Canada Works (1978). In regard to Project #18, Champlain Heights Development, the Committee was advised that the 1977 Council approved recommending to the 1978 Council that \$1.5 million be included in the 1978 Supplementary Capital Budget for the start of community facilities in Champlain Heights. The 1978 Council has not yet dealt with the 1978 Supplementary Capital Budget but will presumably include substantial sums for the community facilities development. Therefore, the City's share of this particular Young Canada Works Project (\$36,176) should come from whatever fund Council does approve in the 1978 Supplementary Capital Budget and not from the \$90,000 maximum approved for the Young Canada Works Program. The timing of the project is such that it is not likely to be started until after Council has provided funds for Champlain Heights and therefore there should not be any problem approving submission of this item to the government as a priority one and having it approved.

The Committee established priorities for each project as follows:

Priority No. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Police	Microfilming Police Record	10,312
Permits & Licenses	Vending Machine Review	3,998
Health	Excursions 78	4,206
Library	Library Historical Photos	3,222

cont'd....

Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 February 2, 1978 . . . . .

(III-3)

Clause #2 continued:

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Planning	Documentation Heritage	
	Buildings	2,374
	Riley Park Upkeep	3,958
	Vancouver Street Trees Inventory	4,965
	Kensington Home Repair	3,958
City Clerk - Archives	Project Build	1,939
Park Board	Captain Cook Park	(23,912)*
	Champlain Heights Development	(36,176)**
	Jericho Park	13,207***
	Stanley Park Zoo	(19,519)*
	Drama Mobile	2,819
	Clear Capilano	3,606
	Sports/Recreation for Handicapped	7,088
	Route 78	7,776
	Art Outdoors	2,061
	Travel 78	6,667
		<u>82,156</u>

Priority No. 2

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Health	Health Library Promotion	4,189
Library	Computerized Systems	10,242
Park Board	Park Planning Facility Research	7,477
	Sport Field Survey	2,567
		<u>24,475</u>

Priority No. 3

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Health	Comsign	11,743
Library	Library Resources - Corporation	
	Clippings	895
Planning	Social Physical Profiles	3,390
	Commercial Evaluation -	
	Kingsway/Knight	3,380
		<u>19,408</u>

Following further discussion, it was

## RECOMMENDED

- (A) THAT all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Young Canada Works (1978), and all projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under Priority No. 1 that do not receive Federal approval.
- (B) THAT the City Manager be authorized to establish priority among projects submitted if requested during the Federal review process.
- (C) THAT the source of funding for the City's share of project #18, Champlain Heights Development, in the amount of \$36,176 be the 1978 Supplementary Capital Budget.

cont'd...

- \* Park Board funding for the City share  
 \*\* Supplementary Capital Budget for the City share  
 \*\*\* Park Board will fund half of the City share of this project

Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 February 2, 1978 . . . . . (III-4)

### 3. Greater Vancouver Artists Gallery Society Budget

The Committee considered the attached Manager's Report dated January 12, 1978 wherein the Director of Social Planning reported on the Greater Vancouver Artists Gallery Society's budget for the period January 1 to December 31, 1978.

The Director of Social Planning also circulated at the meeting a report dated February 2, 1978 outlining the reasons why he recommended that the City Council continue to provide a modest sum (\$6,168 in 1978) to the Artists Gallery, summarized as follows:

- The Civic art collection, 3120 pieces, has a book value of about \$300,000 making it an important City asset.
- In 1976 City Council approved \$12,006 as its share of the Artists Gallery budget. The net expenditure was \$11,165. In 1977 City Council approved \$15,998 but only \$9,661 was spent. For 1978 we are requesting \$6,168, a reduction of \$9,830 over last year. We were able to increase the Provincial share of the budget from \$5,000 in 1977 to \$7,500 in 1978. There is no reason to think Provincial funding will not continue to increase.
- It provides employment for approximately 10 people who will lose their jobs if it is discontinued.
- Office buildings will once again be bare and austere at City Hall and many buildings throughout the City.
- Nobody has calculated the cost of closing down the Artists Gallery; considered the administrative difficulties associated with removal, storage and/or disposal of the art; assessed the negative economic impact for local art dealers resulting from placement of 3,000 pieces of art on the market. In fact, the Director of Social Planning questions the propriety of the City selling art which has been provided mainly by Federal funds for public benefit, to private parties.

The City Manager reported as follows:

" The Artists Gallery was identified in the Departmental Review of Social Planning for further review by the Mayor and City Manager. Accordingly, when this report was presented, it was examined by Finance and this office in some detail. The following comments arise from that examination:

1. The 1977 budget assumed the Society would generate \$2500 from the sale of art work. However, no revenue was generated and none is budgetted for in 1978. There are, however, funds included for work to increase the City's collection through Canada Works.
2. The total budget for 1978 is 30% higher than provided for in 1977.
3. An additional \$4,284 is being provided through cost sharing under the Canada Works Program, for a total of \$10,400.
4. Staffing proposed in the 1978 budget is increased over 1977 (as a result of the City requesting Society personnel to remove and hang the art works on location).

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 February 2, 1978 . . . . . (III-5)

Clause #3 continued:

The examination of the Social Planning Departmental Review by the Mayor, City Manager, and the consultants concluded that the Artist's Gallery would be an appropriate area to reduce expenditure if Committee and Council establish this direction.

Accordingly, the City Manager RECOMMENDS that either:

- a) The Director of Social Planning be instructed to initiate and report on a suitable process and time frame for discontinuing the Artist's Gallery

or

- b) Consideration of this matter be deferred until the budget review, when similar matters will be examined by Committee, and, in the interim, funding be provided on a month to month basis at the level requested in this report."

The Director of Social Planning stated that the staff would be in a very tenuous position if the matter is deferred for two months.

During the ensuing discussion, it was suggested that the Director of Social Planning look into selling some of their less desirable items and set up a maximum number of pieces that should be retained by the City. It was felt that there would eventually be storage problem if the collection keeps on growing at its present rate.

Following further discussion, it was

RECOMMENDED

- A. THAT \$6,168 be approved in advance of the 1978 budget for the Greater Vancouver Artists Gallery Society for management of the Civic Art Collection which is under their jurisdiction for the period January 1st, 1978 to December 31st, 1978;
- B. THAT a new agreement be drawn up to cover this period to the satisfaction of the Director of Social Planning and the Director of Legal Services;
- C. THAT as in the past, revenues from the sale of art be supplied as a reduction against the City's cost of the contract and the Artists Gallery.

4. Point Grey Road Property Taxes

On December 6, 1977, during discussion of the possible acquisition of a property on Point Grey Road, City Council questioned the possibility of using tax revenues to purchase properties in this area, and the following motion was passed:

"THAT the Director of Finance report to the Standing Committee on Finance and Administration of the feasibility of taxes paid by property owners in the Point Grey Road area being utilized to purchase properties in the area for civic use."

The Committee considered the attached Manager's Report dated January 19, 1978 wherein the Director of Finance outlined the reasons why he could not support the proposal. He suggested that if it is Council's priority to purchase property on Point Grey Road, Council could set up a Point Grey Property Acquisition Reserve fund and

cont'd....



Report to Council  
Standing Committee of Council  
on Finance and Administration  
February 2, 1978 . . . . . (III-6)

Clause #4 continued:

allocate a certain amount annually for purchases of strategic properties.

It was noted that the Director of Planning is preparing a report for the Standing Committee on Planning and Development on specific proposals aimed at maintaining Point Grey Road property values at a level that would enable the City to carry out its long range acquisition policy.

Following further discussion, it was

RECOMMENDED

THAT the Manager's Report dated January 19, 1978 be received for Information.

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 236

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

FEBRUARY 9, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 9, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Gibson  
Alderman Kennedy  
Alderman Puil

ABSENT: Alderman Brown (civic business)

CLERK TO THE  
COMMITTEE : M.L. Cross

CONSIDERATION

1. Developing a Conserver Society Program for the City  
of Vancouver

The Committee considered a report of the City Manager dated February 1, 1978, forwarding a report of the Director of Planning, City Engineer, Director of Permits & Licenses and Director of Finance (copies circulated) which describes a set of programs that will enable the City to develop a deeper understanding of the implications of energy and resource issues for its operation. Under these programs the City would make a limited commitment of funds to carry out studies and gather the information required for Council to respond to the implications of a Conserver Society.

Mr. K. Dobell, City Manager's office, advised that this report responds to a Council motion of June 14, 1977 establishing a Steering Committee of the Planning and Development Committee to work with staff on the development of a Local Conserver Program and requesting other levels of government for co-operation and financial support for Vancouver as a pilot conserver city.

Mr. R. Skinnerland, Overall Planning Division, indicated that a twelve-month audit program to examine the efficiency of the City's operations and to evaluate the potential for reducing energy costs, would be an initial step in developing a conserver society program for Vancouver. The audit would be carried out by a temporary Energy Conservation Officer assigned to the Building Construction & Maintenance Division of the Department of Permits & Licenses. With temporary support staff and consultants a budget of \$48,000 would be needed.

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Part Report to Council  
Standing Committee of Council  
on Planning and Development  
February 9, 1978

(IV-2)

Clause No. 1 continued:

It was pointed out that if a 5% reduction of the \$600,000 annual energy cost is achieved, the City would save \$30,000 in every year after the changes have been implemented.

The officials recommended:

- 1) That a twelve-month Energy Conservation Program be established.
- 2) That the program be co-ordinated by a temporary position of an Energy Conservation Officer, classification to be subject to review and report by the Director of Personnel Services, reporting to the Assistant Director, Construction and Maintenance Division in the Permits and Licenses Department.
- 3) That funds for the program in the amount of \$48,000 be provided from the 1978 budget in advance of budget approval.
- 4) That Council formally review the program at the end of the twelve-month period.

The City Manager recommended that the officials' recommendations be approved.

Members of the Committee agreed that a Conserver Society Program is necessary but some felt that it should be done in-house. If there was no staff available, perhaps the work should be done by graduating University students with the possibility of utilizing senior government contributions for student employment.

Mr. Dobell noted the concerns with respect to the amount of money, but advised that the officials had gone over this at great length and concluded a temporary specialized technician should be hired to work under the direction of Mr. A. Langley, Assistant Director, Building Construction & Maintenance Division of the Department of Permits & Licenses. Even if part-time summer students were hired, someone would be needed to pull the information together.

Mr. R.C. Boyes, Deputy City Engineer, advised that some of the evaluation work with respect to the City's equipment and street lighting would be done with present staff. The question of looking at buildings with respect to an energy audit would need to be done by a specialized person. Graduate students would not have that kind of experience in two or four months to do the work.

After a lengthy discussion the Committee agreed to refer the matter to Council for decision, without any recommendation from the Committee. The City Manager was requested to report on the question of utilizing University students.

The meeting adjourned at approximately 3:00 p.m.